

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 6, 2003

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

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

1. Questions regarding Agenda items.
2. 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  
Chair Butterfield 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: October 16, 2003  
Approved.

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

C.1. CONDITIONAL USE PERMIT NO. CUP-122-03

APPLICANT: DUC NGUYEN  
LOCATION: EAST SIDE OF BUSHARD AVENUE NORTH OF BOLSA AVENUE AT  
14942 BUSHARD AVENUE

REQUEST: To allow an existing restaurant (Quan He Pho) to operate under a State Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is located in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than the representative for the applicant, two people spoke in favor and no one spoke against the request. Resolution No. 5391 approved by six ayes with an amendment to the conditions of approval. No further action unless appealed by November 27, 2003.

C.2. CONDITIONAL USE PERMIT NO. CUP-123-03

APPLICANT: TAI SUNG YUN  
LOCATION: EAST SIDE OF VALLEY VIEW STREET SOUTH OF LAMPSON AVENUE AT 12540 VALLEY VIEW STREET

REQUEST: To allow a new restaurant (Yama Sushi) to operate under a State Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site was occupied by the Sizzler restaurant and is located in the Planned Unit Development No. PUD-104-89 zone.

ACTION: Other than a representative for the applicant, no one spoke in favor or against the request. Resolution No. 5390 approved by six ayes with amendments to the conditions of approval. No further action unless appealed by November 27, 2003.

C.3. CONDITIONAL USE PERMIT NO. CUP-121-03

APPLICANT: DADA NGO  
LOCATION: WEST SIDE OF EUCLID STREET NORTH OF BUSINESS CENTER DRIVE AT 14241 EUCLID STREET

REQUEST: To allow a new restaurant (The Boiling Crab) to operate under a State Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is located in the Planned Unit Development No. PUD-104-81/86 Revised 1990 zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5389 approved by six ayes with amendments to the conditions of approval. No further action unless appealed by November 27, 2003.

C.4. SITE PLAN NO. SP-333-03

APPLICANT: SANDY CHUNG  
LOCATION: WEST SIDE OF JOSEPHINE STREET NORTH OF ACACIA AVENUE AT 12811 JOSEPHINE STREET

REQUEST: To allow the construction of a one-story 2,280 square foot second dwelling unit on an 18,964 square foot site, which has an existing one-story 2,525 square foot dwelling unit with an accessory structure. The site is located in the R-3 (Medium Density Residential) zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5393 approved by six ayes with amendments to the conditions of approval. No further action unless appealed by November 27, 2003.

C.5. SITE PLAN NO. SP-334-03  
CONDITIONAL USE PERMIT NO. CUP-120-03

APPLICANT: DE HUA JR.

LOCATION: WEST SIDE OF BROOKHURST STREET NORTH OF BIXBY AVENUE  
AT 12171 THROUGH 12181 BROOKHURST STREET

REQUEST: To allow an existing restaurant (Seafood Palace Chinese Restaurant) currently operating under a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License to expand from 4,470 square feet to 15,190 square feet, and to have live entertainment and dancing. The site is located in the Brookhurst Chapman Specific Plan (Light Commercial) zone.

ACTION: Six ayes to continue this item to December 4, 2003.

D. MATTERS FROM COMISSIONERS

None.

E. MATTERS FROM STAFF

Staff reviewed the tentative items scheduled for the November 20<sup>th</sup> Planning Commission meeting.

Staff provided information to the Commission on the Brookhurst Triangle proposals, noting that the City Council asked to increase the intensification of the development. Two developers have resubmitted plans, and all of the proposals are due on January 2, 2004 with financial analyses due in February.

F. ADJOURNMENT: 9:15 p.m.