

**RESUME  
A G E N D A**

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 18, 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  
Commissioners Barry and Nguyen absent.

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  
Commissioners Barry and Nguyen absent.

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

- A. ORAL COMMUNICATIONS – PUBLIC  
Ms. Verla Lambert extended holiday greetings to the Commission and Staff.
- B. APPROVAL OF MINUTES: November 4, 2004  
Approved by five ayes with Commissioners Barry and Nguyen absent.

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

C.1. VARIANCE NO. V-121-04

APPLICANT: WILLIAM R. WATKINS

LOCATION: NORTH SIDE OF MARIETTA AVENUE, WEST OF VALENCIA WAY AT 9371 MARIETTA AVENUE.

REQUEST: Variance approval to deviate from the minimum rear yard setback requirement, and to deviate from the maximum unit size requirement in order to convert a portion of an existing single-family residence into a second unit approximately 1,010 square feet in size. The site is in the R-1 (Single-Family Residential) zone.

ACTION: Other than the applicant and his wife, no one spoke in favor of or in opposition to the request. Two people asked clarification questions, and four letters and one petition were written in favor of the request. Resolution No. 5467 was approved by five ayes with Commissioners Barry and Nguyen absent. No further action unless appealed by December 9, 2004.

C.2. CONDITIONAL USE PERMIT NO. CUP-146-04

RESTAURANT  
APPLICANT:

SI GOL

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN GALWAY STREET AND KERRY STREET AT 9792 GARDEN GROVE BOULEVARD.

REQUEST: Conditional Use Permit approval to allow an existing restaurant, Si Gol Restaurant, to operate under an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is in the C-2 (Community Commercial ) zone.

ACTION: Conditional Use Permit No. CUP-146-04 was withdrawn to a date uncertain.

C.3. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-105-04  
SITE PLAN NO. SP-358-04  
TENTATIVE TRACT MAP NO. TT-16767  
VARIANCE NO. V-120-04

APPLICANT: TRASK AVENUE COTTAGES, LLC  
LOCATION: NORTH SIDE OF TRASK AVENUE, WEST OF NEWHOPE STREET AT 11311 TRASK AVENUE.

REQUEST: To rezone a 37,680 square foot lot to Planned Unit Development; a Site Plan approval to develop the site with seven, two-story, single-family detached homes; a Tentative Tract Map for the subdivision of the property into seven single-family residential lots; and Variance approval to deviate from the minimum lot size requirement for a residential Planned Unit Development. The site is in the R-1-7 (Single-Family Residential) zone.

ACTION: Other than the applicant and his associate, no one spoke in favor of the request, and one person spoke in opposition to the request. Resolution Nos. 5464 and 5465 were approved, with revisions to Conditions of Approval item nos. 8 and 21. The last sentence of Condition No. 8 shall be revised to read: "The report shall also make recommendations for pavement design of the interior private street." The following sentence shall be added to Condition No. 21: "The new sidewalk shall be constructed per City Standard Plan No. B-106." The vote was three ayes to approve, with Commissioner Kelleher voting no. Chair Jones, Commissioners Barry and Nguyen were absent. No further action on the Site Plan, Tentative Tract Map or Variance unless appealed by December 9, 2004. City Council action is required on the Planned Unit Development. The recommended date is January 11, 2005.

D. MATTERS FROM COMMISSIONERS

Commissioner Butterfield noted a letter from Mr. Jeffrey Marks, dated October 25, 2004, with regard to the Pep Boys store. Mr. Marks wrote that he had not received a complaint notice with regard to the trash conditions on the property. She also commented that Code Enforcement suggested cameras be installed to monitor the trash area; however, this would need an approval. Also, video surveillance signs would be a good idea, as well as more night-time police surveillance.

Staff commented that the tenants have a responsibility to keep the property free of Code Enforcement problems; however, the property owner wants to work with the City, and a meeting between Mr. Marks and Code Enforcement staff would be good in order to implement a plan to take care of the problem.

E. MATTERS FROM STAFF  
None.

F. ADJOURNMENT: 8:30 p.m.