

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 4, 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
Commissioner Nguyen 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
All present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
Led by Chair Butterfield.

A. ORAL COMMUNICATIONS - PUBLIC
None.

B. APPROVAL OF MINUTES: November 20, 2003
Approved.

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

C.1. 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 Place 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: Approved by seven ayes to continue this item off-calendar.

C.2. CONDITIONAL USE PERMIT NO. CUP-125-03

APPLICANT: VIEN DONG INC.
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND
WESTMINSTER AVENUE AT 13861 BROOKHURST STREET

REQUEST: To allow an indoor, multi-tenant retail shopping center within an existing supermarket, and to continue operating under an Alcoholic Beverage Control Type "21" (Off-Sale – General Package Store) License. The site is located in the C-2 (Community Commercial) zone.

ACTION: Other than a representative for the applicant, no one spoke for or against the request. Resolution No. 5396 approved by seven ayes with an amendment to the conditions of approval. No further action required unless appealed by January 2, 2004.

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

D.1. CONDITIONAL USE PERMIT NO. CUP-127-03

APPLICANT: HEE SOOK LEE
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD EAST OF GILBERT
STREET AT 9520 GARDEN GROVE BOULEVARD

REQUEST: To allow an existing restaurant (BCD Tofu House) currently operating under an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine, Public Eating Place) License, to expand the hours of operation to be open 24 hours a day, seven days a week. The site is located in the C-2 (Community Commercial) zone.

ACTION: Other than the representative and the general manager of the restaurant, no one spoke for or against the request. Resolution No. 5399 for denial was approved by seven ayes. No further action unless appealed by January 2, 2004.

D.2. NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-126-03

APPLICANT: CINGULAR WIRELESS
LOCATION: WEST SIDE OF EUCLID STREET NORTH OF CHAPMAN AVENUE
AT 11935 EUCLID STREET

REQUEST: To allow the construction and operation of a telecommunications facility disguised as a 63-foot tall palm tree, with four ground-mounted enclosed equipment cabinets in an existing small commercial center. The site is located in the CCSP-DC1 (Community Center Specific Plan, District Commercial Area 1) zone.

ACTION: Other than a representative for the applicant, no one spoke in favor, one person spoke with concerns, one person wrote a letter with concerns,

and one person wrote a letter in opposition to the request. Resolution No. 5398 approved by seven ayes, with amendments to the conditions of approval. No further action unless appealed by January 2, 2004.

D.3. AMENDMENT NO. A-103-03

APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITY WIDE

REQUEST: The City of Garden Grove is proposing to amend Title 9 of the Municipal Code, Section 9.12.030 Conversion of Multiple-Family Residential Units. The amendment proposes to change the application process for requests to convert rental-housing units to ownership housing. This process is commonly referred to as a condo conversion.

ACTION: No one spoke for or against the proposal. Resolution No. 5397 approved by seven ayes with amendments to the proposed ordinance. Appeal deadline is January 2, 2004; City Council action is required, and the recommended date is January 27, 2004.

D.4. NEGATIVE DECLARATION
SITE PLAN NO. SP-336-03
DEVELOPMENT AGREEMENT

APPLICANT: AJIT DIGHE
LOCATION: WEST SIDE OF VALLEY VIEW STREET SOUTH OF CHAPMAN AVENUE AT 12101 VALLEY VIEW STREET

REQUEST: To allow the construction of a 10,000 square foot commercial building including a covered walkway that would extend to an existing building. The site is located in the Planned Unit Development No. PUD-104-73 zone.

ACTION: Approved by seven ayes to continue this request off-calendar for further analyses.

E. MATTERS FROM COMMISSIONERS

Commissioner Nguyen asked for a status report on projects that the Planning Commission has approved. Staff responded that a quarterly report could be prepared for the Planning Commission's review.

F. MATTERS FROM STAFF

None.

G. ADJOURNMENT: 9:00 p.m.