

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

DECEMBER 5, 2002

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 5:30 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  
Commissioner Nguyen absent.

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

A. ORAL COMMUNICATIONS - PUBLIC

Mr. Harry Pearce approached the Commission to ask whether public testimony would be heard on item B.1. of the agenda. Chair Butterfield responded that public testimony would be heard.

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

B.1. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-143-02  
SITE PLAN NO. SP-314-02  
TENTATIVE TRACT MAP NO. TT-16433  
VARIANCE NO. V-295-02  
DEVELOPMENT AGREEMENT

APPLICANT: BRANDYWINE DEVELOPMENT CORPORATION  
LOCATION: EAST SIDE OF GILBERT STREET NORTH OF STANFORD AVENUE AT  
12632, 12642, 12672, AND 12692 GILBERT STREET

REQUEST: To allow the site to be rezoned to Planned Unit Development; to deviate from the minimum lot size for a residential PUD; to subdivide 2.7 acres into 16 single-family lots with one common lot; and to improve the site with 16

single family homes. The site is located in the R-1-7 (Single Family Residential) zone.

ACTION: Other than the applicant, a representative from the Garden Grove Unified School District spoke, two people spoke in favor of the project, 22 people spoke against the project, as well as two letters in opposition. Approved 4 ayes to deny the project with Commissioner Callahan voting no and Vice Chair Jones abstaining. Staff was directed to return to the next Planning Commission meeting scheduled January 16, 2003 with a Resolution for Denial.

B.2. CONDITIONAL USE PERMIT NO. CUP-623-02

APPLICANT: YOUNG S. KEH

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD EAST OF GALWAY AT 9816 GARDEN GROVE BOULEVARD

REQUEST: To allow an existing restaurant (Seoul Hae Jung Guk) to operate under an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine – Public Eating Place) License. The site is located in the C-2 (Community Commercial) zone.

ACTION: Other than the applicant, no one spoke for or against the project. Resolution No. 5331 approved 6 ayes with an amendment to the conditions of approval. No further action unless appealed by January 2, 2003.

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

C.1. TENTATIVE PARCEL MAP NO. PM-2002-193

APPLICANT: ARROYO DEVELOPMENT PARTNERS LLC.

LOCATION: EAST SIDE OF HASTER STREET NORTH OF LAMPSON AVENUE AT 12242 THROUGH 12352 HASTER STREET

REQUEST: To allow the consolidation of 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 (Multiple Family Residential) zone.

ACTION: Other than a representative, no one spoke for or against the request. Resolution No. 5333 approved 6 ayes with an amendment to the conditions of approval. No further action unless appealed by January 2, 2003.

C.2. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-145-02  
SITE PLAN NO. SP-316-02  
TENTATIVE TRACT MAP NO. TT-16453  
DEVELOPMENT AGREEMENT

APPLICANT: WESTERN PACIFIC HOUSING

LOCATION: SOUTHEAST CORNER OF CENTURY BOULEVARD AND TAFT STREET

REQUEST: To allow the rezone of approximately 5.28 acres in the CCSP/PR51 (Peripheral Residential District Area 51 of the Community Center Specific

Plan) to PUD (Planned Unit Development) for a 42 lot subdivision and construction of 37 single-family homes.

ACTION: Other than a representative, one person spoke in favor of the project and one person spoke with questions pertaining to traffic congestion. Resolution Nos. 5335 and 5336 approved 6 ayes. No further action required on the Site Plan and Tentative Tract Map unless appealed by January 2, 2003. City Council action required on the Planned Unit Development and Development Agreement, recommended date is January 14, 2003.

C.3. CONDITIONAL USE PERMIT NO. CUP-625-02

APPLICANT: EVERGREEN WORLD, INC.

LOCATION: SOUTHWEST CORNER OF WESTMINSTER AVENUE AND BROOKHURST STREET AT 9856 WESTMINSTER AVENUE

REQUEST: To allow a 7,500 square foot adult day care center with an outdoor patio in an existing retail shopping center located in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than a representative, no one spoke for or against the request. Resolution No. 5334 approved 6 ayes with amendments to the conditions of approval. No further action required unless appealed by January 2, 2003.

D. MATTERS FROM COMMISSIONERS

Chair Butterfield wished everyone a happy holiday.

E. MATTERS FROM STAFF

Staff reviewed tentative items for the January 16, 2003 Planning Commission meeting.

F. ADJOURNMENT 11:36 p.m.