

M I N U T E S

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
MARCH 18, 2004

CALL TO ORDER: The work session of the Planning Commission was called to order at 6:00 p.m. in the Founders Room of the Community Meeting Center.

PRESENT: CHAIR JONES, VICE CHAIR CALLAHAN, COMMISSIONERS
BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, AND
NGUYEN

ABSENT: NONE

ALSO PRESENT: Doug Holland, Deputy City Attorney; Susan Emery, Planning Services Manager; Noemi Bass, Assistant Planner; Maria Parra, Planning Intern; Cal Rietzel, Community Services Director; Pilar Alcivar McCoy, Leisure Services Manager; and Teresa Pomeroy, Recording Secretary.

CALL TO ORDER: The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers of the Community Meeting Center.

PRESENT: CHAIR JONES, VICE CHAIR CALLAHAN, COMMISSIONERS
BARRY, BUTTERFIELD, CALLHAN, HUTCHINSON, KELLEHER,
AND NGUYEN

ABSENT: NONE

ALSO PRESENT: Doug Holland, Deputy City Attorney; Susan Emery, Planning Services Manager; Noemi Bass, Assistant Planner; Maria Parra, Planning Intern; and Teresa Pomeroy, Recording Secretary.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance to the Flag of the United States of America was led by Commissioner Kelleher and recited by those present in the Chamber.

ORAL COMMUNICATION: None.

APPROVAL OF MINUTES: Commissioner Barry moved to approve the Minutes of February 5, 2004, seconded by Commissioner Hutchinson. The motion carried with the following vote:

AYES: COMMISSIONERS: BARRY, CALLAHAN, HUTCHINSON,
JONES, NGUYEN

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: BUTTERFIELD, KELLEHER

APPROVAL OF
MINUTES:

Commissioner Hutchinson moved to approve the Minutes of February 19, 2004, with an amendment by Commissioner Nguyen on page six to eliminate the statement "but she would like to look at this further" and to add "and she would like staff to bring back a Resolution with conditions," seconded by Commissioner Barry. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, HUTCHINSON, JONES, KELLEHER, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

PUBLIC

HEARING:

APPLICANT:

LOCATION:

DATE:

REQUEST:

CONDITIONAL USE PERMIT NO. CUP-134-04

SI KYONG KIM

SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND GALWAY
STREET AT 9672 GARDEN GROVE BOULEVARD

MARCH 18, 2004

To allow for a modification to Conditional Use Permit No. CUP-520-00 to replace an existing auto repair garage with a vehicle display area for an existing car dealership. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and recommended approval.

Chair Jones asked for clarification on the requirement for the display windows. Staff noted that display windows were recommended, and the applicant agreed to install them.

Chair Jones opened the public hearing to receive testimony in favor of or in opposition to the request.

The applicant, Mr. Si Kyong Kim, approached the Commission. He stated that the purpose of this request is to provide more space for a display area, noting that there is no auto repair in the building.

Chair Jones asked Mr. Kim if he has read and agrees with the conditions of approval. Mr. Kim stated yes.

Commissioner Hutchinson asked Mr. Kim if he agrees to install display windows. Mr. Kim stated yes.

There being no further comments, the public portion of the hearing was closed.

Commissioner Butterfield moved to approve Conditional Use Permit No. CUP-134-04, seconded by Commissioner Callahan, pursuant to the facts and reasons contained in Resolution No. 5409. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, HUTCHINSON, JONES, KELLEHER, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

PUBLIC HEARING: ALLEY VACATION NO. AV-104-04
APPLICANT: TZU-CHIANG CHEN
LOCATION: WEST OF FLOWER STREET AND SOUTH OF PARK STREET LOCATED AT 12811, 12851 FLOWER STREET AND 10282 PARK AVENUE
DATE: MARCH 18, 2004
REQUEST: To vacate a portion of an alley that is adjacent to Multiple-Family Residential properties. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was reviewed and recommended that the Planning Commission recommend approval to City Council.

Chair Jones opened the public hearing to receive testimony in favor of or in opposition to the request.

The applicant, Mr. Tzu-Chiang Chen, approached the Commission. He stated that the purpose for the request is that he would like to make the alley more secure.

Chair Jones asked Mr. Chen if he has read and agrees with the conditions of approval. Mr. Chen stated yes.

There being no further comments, the public portion of the hearing was closed.

Commissioner Barry asked staff to restructure the sentence that addresses trash pick-up in condition no. 1 of the conditions of approval.

Commissioner Barry moved to recommend approval of Alley Vacation No. AV-104-04, with an amendment to condition no. 1, seconded by Commissioner Butterfield, pursuant to the facts and reasons contained in Resolution No. 5410. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, HUTCHINSON, JONES, KELLEHER, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

PUBLIC
HEARING: ALLEY VACATION NO. AV-105-04
APPLICANT: CHOCO REALTY CORPORATION
LOCATION: SOUTH SIDE OF CHAPMAN AVENUE EAST OF NUTWOOD STREET AT
10602 CHAPMAN AVENUE
DATE: MARCH 18, 2004

REQUEST: To vacate a portion of an alley as required under Site Plan No. SP-326-03, Planning Commission Resolution No. 5377. The site is in the OP (Office Professional) zone.

Staff report was reviewed and recommended that the Planning Commission recommend approval to City Council.

Chair Jones opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Dennis O'Neil and Ms. Phyllis Nelson, representatives for Choco Realty, approached the Commission. Mr. O'Neil stated that they have read the staff report and resolution and agree with the findings and conditions.

Chair Jones asked why the alley vacation was not included with the Site Plan application. Mr. O'Neil indicated that there were circumstances involved with the title of the property.

Commissioner Kelleher asked about the start date for the project. Ms. Nelson stated that they had the ground breaking last week, and the demolition is finished with construction beginning in mid-April. She noted that the other reason for delaying the Alley Vacation application was that they were waiting on the reciprocal parking agreement that is now complete.

Commissioner Barry asked about the projected completion date. Ms. Nelson stated mid-December.

Commissioner Kelleher commented that this project is going to be a great enhancement for the City.

There being no further comments, the public portion of the hearing was closed.

Commissioner Barry moved to recommend approval of Alley Vacation No. AV-105-04, seconded by Commissioner Callahan, pursuant to the facts and reasons contained in Resolution No. 5411. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, HUTCHINSON, JONES, KELLEHER, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

MATTERS
FROM

COMMISSIONERS: Commissioner Butterfield commented that she was horrified when she realized that there were a total of five street trees removed in front of the Jack in the Box on Euclid Street. Staff noted that a landscaping plan from the developer was reviewed last week, and the trees will be replaced in the landscape setback.

Commissioner Butterfield noted that the landscape setback appears to be a small area. She commented on an article written about development sites replacing larger trees with varieties that don't provide the same environmental benefit.

Chair Jones asked about the property on Chapman Avenue and Nutwood Street. Staff stated that there is a buyer for the property that plans on using it for offices for a religious facility.

Commissioner Callahan noted there is a dumping problem behind the Pep Boys store that abuts an apartment building located on Euclid Street at Katella Avenue.

Commissioner Butterfield commented that this is always a problem area, and suggested that residents be informed about large item pick-up service.

Staff noted that this area is an ongoing problem that is difficult to monitor, and Code Enforcement has addressed the property management company with this issue.

MATTERS
FROM STAFF:

None.

ADJOURNMENT: The meeting was adjourned at 7:20 p.m.

TERESA POMEROY
Recording Secretary