

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JULY 21, 2005

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 CALLAHAN
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG AND
MARGOLIN

ABSENT: VICE CHAIR JONES (Joined meeting at 7:10 p.m.)

ALSO PRESENT: Jason Retterer, Associate Attorney; Karl Hill, Senior Planner; Jay Jarrin, Senior Planner; Maria Parra, Assistant Planner; Robert Fowler, Police Department; Dan Candelaria, Civil Engineer; Sarah Yoo, Planning Intern; Judy Moore, 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 Margolin moved to approve the Minutes of July 7, 2005, seconded by Commissioner Lecong. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BARRY, CALLAHAN, LECONG, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	JONES
ABSTAIN:	COMMISSIONERS:	CHI, KELLEHER

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-167-05
APPLICANT: HIEP XUAN PHAN
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF CYPRESS STREET AT 10582 GARDEN GROVE BOULEVARD.
DATE: JULY 21, 2005

REQUEST: To allow an existing convenience store to operate with an original (new) Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is in the DC (District Commercial) zone.

Conditional Use Permit No. CUP-167-05 was continued to the August 18, 2005 Planning Commission meeting.

PUBLIC
HEARING: SITE PLAN NO. SP-370-05
APPLICANT: BRIAN CHO
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND GALWAY
STREET AT 9672 GARDEN GROVE BOULEVARD.
DATE: JULY 21, 2005

REQUEST: To add 904 square feet of floor area to an existing 1,645 square foot one-story commercial building to create a 2,549 square foot bank building. The site is in the C-2 (Community Commercial) zone.

Commissioners Chi and Lecong excused themselves from the discussion and left the dais. Vice Chair Jones arrived at the time of this item and included himself in the discussion.

Staff report was reviewed and recommended approval.

Commissioner Kelleher asked staff if the auto repair establishment had become an auto sales business. Staff replied that the business was a combination of those uses; however, there was an opportunity for a bank when the auto business left the site.

Commissioner Margolin commented that tenant improvement work was being done on the site and asked if the applicant can make improvements prior to approval. Staff replied that the tenant improvements are not subject to Site Plan action, and that the additions are being done under a building permit.

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

Mr. Jason Lee, the applicant's representative and architect for the project, approached the Commission and stated that he had the authority to act on Mr. Brian Choi's, behalf.

Chair Callahan asked Mr. Lee if he and the applicant had read and agreed with the conditions of approval. Mr. Lee replied yes.

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

Chair Callahan, Vice Chair Jones and Commissioners Margolin, Kelleher and Barry commented that the project was a good fit and would improve the corner's appearance.

Vice Chair Jones moved to approve Site Plan No. SP-370-05, seconded by Commissioner Kelleher, pursuant to the facts and reasons contained in Resolution No. 5503. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, CALLAHAN, JONES, KELLEHER, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	CHI, LECONG

PUBLIC HEARING: SITE PLAN NO. SP-371-05
CONDITIONAL USE PERMIT NO. CUP-168-05
VARIANCE NO. V-128-05
APPLICANT: ROY FURUTO
LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, WEST OF MAGNOLIA STREET
AT 8851 WESTMINSTER AVENUE.
DATE: JULY 21, 2005

REQUEST: Site Plan approval to construct a 2,598 square foot addition to an existing 3,800 square foot restaurant, Capital Seafood Restaurant; Variance approval to deviate from the required front setback and landscaping; Conditional Use Permit approval to allow the restaurant to continue to operate with an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine, Eating Place) License. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed and recommended approval.

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

Mr. Roy Furuto, the applicant, approached the Commission and requested a continuance in order to discuss the conditions of approval with staff.

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

Commissioner Barry moved to continue Site Plan No. SP-371-05, Conditional Use Permit No. CUP-168-05, and Variance No. V-128-05 to a date uncertain, seconded by Commissioner Margolin. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, CALLAHAN, CHI, JONES, KELLEHER, LECONG, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: A brief description of tentative items was read by staff.

ADJOURNMENT: The meeting was adjourned at 7:30 p.m.

JUDITH MOORE
Recording Secretary