

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
NOVEMBER 20, 2003

CALL TO ORDER: The work session of the Planning Commission was called to order at 6:30 p.m. in the Founders Room of the Community Meeting Center.

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

ABSENT: COMMISSIONER BARRY

ALSO PRESENT: Doug Holland, Deputy City Attorney, Susan Emery, Planning Services Manager, Erin Webb, Senior Planner; Dan Candelaria, Civil Engineer; Sergeant Robert Fowler; 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 BUTTERFIELD, VICE CHAIR JONES,
COMMISSIONERS CALLHAN, FREZE, HUTCHINSON, AND
NGUYEN

ABSENT: COMMISSIONER BARRY

ALSO PRESENT: Doug Holland, Deputy City Attorney, Susan Emery, Planning Services Manager, Erin Webb, Senior Planner; Dan Candelaria, Civil Engineer; Sergeant Robert Fowler; and Teresa Pomeroy, Recording Secretary.

PLEDGE OF
ALLEGIANCE:

The Pledge of Allegiance to the Flag of the United States of America was led by Chair Butterfield and recited by those present in the Chamber.

ORAL

COMMUNICATION: None.

APPROVAL OF
MINUTES:

Commissioner Callahan moved to approve the Minutes of November 6, 2003, seconded by Commissioner Hutchinson. The motion carried with the following vote:

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

PUBLIC
HEARING:

NEGATIVE DECLARATION
SITE PLAN NO. SP-335-03

APPLICANT:
LOCATION:

DEVELOPMENT AGREEMENT
RAJANI FAMILY REAL ESTATE
NORTH SIDE OF GARDEN GROVE BOULEVARD EAST OF GALWAY
STREET AT 9757 GARDEN GROVE BOULEVARD

DATE:

NOVEMBER 20, 2003

REQUEST:

To allow the construction of a new 27,976 square foot multi-tenant building consisting of 22,242 square feet of retail use, 3,000 square feet of restaurant use, and 2,734 square feet of bank use. The site is located in the C-2 (Community Commercial) zone.

Staff report was reviewed and recommended approval of the Site Plan, and a recommendation to City Council for the Development Agreement. Staff noted an amendment to condition 47 in Exhibit A, to add the statement to item number c as follows: "The applicant/owner shall also submit a revised floor plan with businesses identified per tenant space," and to delete the following in item number d: "applicant/owner shall also submit a revised floor plan with businesses."

Chair Butterfield asked if the escalator for the proposed building is open to the elements. Staff stated that the roof of the main porch is designed to cover the escalator.

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

Mr. Emile Rajani, the applicant, approached the Commission. He thanked the Commission for the opportunity to present the proposal, and expressed his hope that when it is finished, he will be proud of the project.

Chair Butterfield asked if he has read and agrees with the conditions, including the amended conditions. Mr. Rajani stated yes.

Vice Chair Jones noted that the staff report states that the building has a zero lot line to the west, and needs to be corrected to read that the zero lot line is to the east. Also, the plan that was reviewed by the Commission has three restaurants; however, the revised plan has only two restaurants.

Mr. Rajani stated that there were three restaurants, but the plan was revised to have only two.

Chair Butterfield asked if the escalator would be subjected to the elements. Mr. Rajani stated that the roof would protect the escalator.

Mr. Cy La Bree approached the Commission. He asked whether this project meets ADA requirements and has handicap access. He expressed concern that this project, when completed will be unsafe; and that it will be nothing more than an indoor swap meet.

Mr. Rajani stated that there will be an elevator in order to meet ADA requirements.

Chair Butterfield noted that the Fire Department reviewed the plans, and if there were any safety concerns it would have been addressed in the conditions of approval.

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

Commissioner Freze noted the Fire Department conditions that require two exits for the restaurants, and asked how that would be accomplished. Staff stated that the restaurant would be limited to 750 square feet, which would preclude the need for a second exit. Also, any tenant improvements would be reviewed by Planning and Building to ensure that all conditions would be met.

Vice Chair Jones moved to adopt a Negative Declaration and approve Site Plan No. SP-335-03, with an amendment to number 47, c and d in Exhibit A of the conditions of approval as provided by staff, and recommended approval of the Development Agreement to City Council, seconded by Commissioner Callahan; pursuant to the facts and reasons contained in Resolution No. 5395 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

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

PUBLIC HEARING:	CONDITIONAL USE PERMIT NO. CUP-124-03
APPLICANT:	FARIBORZ FARAHMAND
LOCATION:	EAST SIDE OF MAIN STREET NORTH OF GARDEN GROVE BOULEVARD AT 12926 MAIN STREET
DATE:	NOVEMBER 20, 2003
REQUEST:	To allow open-air seating and additional floor area for an existing restaurant that is operating under an Alcoholic Beverage Control Type "41" (On-Sale General, Public Eating Place Restaurant) license. The site is located in the Community Center Specific Plan Mixed Use Area 33 in the Main Street Retail Overlay zone.

Staff noted that this item is to be continued off-calendar in order for the applicant to submit revised plans.

PUBLIC
HEARING: CONDITIONAL USE PERMIT NO. CUP-125-03
APPLICANT: VIEN DONG INC.
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND WESTMINSTER AVENUE AT 13861 BROOKHURST STREET
DATE: NOVEMBER 20, 2003

REQUEST: To allow an indoor, multi-tenant retail shopping center within an existing supermarket, and to operate under an Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine – Package store) license. The site is located in the C-2 (Community Commercial) zone.

Staff noted that this request is to be continued to the next Planning Commission meeting scheduled for December 4, 2003.

Chair Butterfield moved to continue this item to December 4, 2003, seconded by Vice Chair Jones. The motion carried with the following vote:

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

MATTERS
FROM
COMMISSIONERS: None.

MATTERS
FROM STAFF: The Commission recessed to the Founders Room for a power point presentation on the Brookhurst Triangle proposals. Staff presented proposals from ten developers of commercial and residential property, and two non-profit organizations for a cultural center.

ADJOURNMENT: The meeting was adjourned at 8:10 p.m.

TERESA POMEROY
Recording Secretary