

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CALIFORNIA

THURSDAY  
DECEMBER 6, 2007

CALL TO ORDER: The study session of the Planning Commission and Neighborhood Improvement and Conservation Commission was called to order at 6:10 p.m. in the Founders Room of the Community Meeting Center.

PLANNING COMMISSION:

PRESENT: VICE CHAIR PIERCE  
COMMISSIONERS BEARD, BANKSON, BRIETIGAM,  
NGUYEN, PAK

ABSENT: None.

VACANCY: One.

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION:

PRESENT: CHAIR SILVERBERG  
COMMISSIONERS BAINTO, FREER, HOROWITZ, NGUYEN

ABSENT: HANNA, BRAGGINS

ALSO PRESENT: Tom Nixon, City Attorney; Susan Emery, Community Development Director; Mary Ann Hamamura, Deputy Community Development Director; Karl Hill, Planning Services Manager; Grant Raupp, Administrative Analyst; Allison Mills, Project Planner; Monica Covarrubias, Administrative Analyst; Paul Wernquist, Urban Planner; Judy Moore, Planning Secretary; Nancy Ragen, Recording Secretary; Diana Gonzales, Hogle-Ireland; Veronica Tam, Veronica Tam & Associates.

1. Staff gave a presentation on the Garden Grove 2008-2014 Housing Element Update.
2. The Public commented on the Garden Grove 2008-2014 Housing Element Update.
3. Commissioners commented on the Garden Grove 2008-2014 Housing Element Update.

CALL TO ORDER: The regular meeting of the Planning Commission was called to order at 7:10 p.m. in the Council Chambers of the Community Meeting Center.

PRESENT: VICE CHAIR PIERCE  
COMMISSIONERS BANKSON, BEARD, BRIETIGAM,  
NGUYEN, PAK

ABSENT: None.

VACANCY: One.

ALSO PRESENT: Tom Nixon, City Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Paul Wernquist, Urban Planner; Dan Candelaria, Civil Engineer; Sergeant Kevin Boddy, Police Department; Judith Moore, Recording Secretary.

PLEDGE OF

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

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Beard moved to approve the Minutes of October 18, 2007, seconded by Commissioner Bankson. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BANKSON, BEARD, NGUYEN, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	BRIETIGAM, PAK
VACANCY:	COMMISSIONERS:	ONE

PUBLIC HEARING: SITE PLAN NO. SP-433-07  
CONDITIONAL USE PERMIT NO. CUP-218-07

APPLICANT: LOS ALAMITOS CONGREGATION OF JEHOVAH'S WITNESSES  
LOCATION: SOUTH SIDE OF LAURELTON AVENUE BETWEEN BELGRAVE AVENUE AND ST. MARK STREET AT 5852 BELGRAVE AVENUE  
DATE: DECEMBER 6, 2007

REQUEST: To allow the demolition of an existing 3,147 square foot religious building and to reconstruct and operate a 4,176 square foot religious building on an existing 39,000 square foot lot in the R-1 (Single-Family Residential) zone.

Staff report was read and recommended approval.

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

Mr. Woodrow Kist, the applicant's representative, approached the Commission and stated that the congregation has owned the property since 1974; that the property behind was sold to the Montessori School; that demolishing the existing structure would bring the new structure into compliance with codes such as with the ADA requirements, and the improvement of restrooms, lights, sound, air conditioning, and heating; that three congregations meet at the facility; that the structure will fit into the neighborhood with color and design; and that construction would start in the summer and finish in three to four months.

Vice Chair Pierce asked Mr. Kist if he had read and agreed with the Conditions of Approval. Mr. Kist replied yes.

Commissioner Brietigam asked Mr. Kist for the percentage of the congregation that lives in the surrounding area. Mr. Kist replied that some live fairly close; that members are English, French, and Spanish speaking; and that a smaller percentage of English speaking live in Garden Grove.

Commissioner Beard asked Mr. Kist if there were issues, such as asbestos abatement, that would be a problem when demolishing the existing building. Mr. Kist replied no.

Commissioner Bankson asked Mr. Kist if demolishing the building was more economical than renovating the existing building.

Mr. Kist stated that a remodel was considered, but not feasible due to the new design.

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

At this time, Commissioner Brietigam declared that his home may be located within the 500-foot noticing radius and he subsequently removed himself from the discussion due to a potential conflict of interest.

Commissioner Beard commented that he was impressed with the upkeep of the existing building and that this gives assurance that the new building would be taken care of, and that the new building would fit well in the neighborhood.

Commissioner Pak asked staff if religious facilities are subject to ADA compliance. Staff replied that all buildings are subject to ADA compliance and that four parking spaces are designated as handicap parking.

Commissioner Beard moved to approve Site Plan No. SP-433-07 and Conditional Use Permit No. CUP-218-07, seconded by Commissioner Bankson, pursuant to the facts and reasons contained in Resolution No. 5619. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BEARD, NGUYEN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BRIETIGAM
VACANCY:	COMMISSIONERS:	ONE

PUBLIC HEARING: MINOR MODIFICATION NO. MM-104-07 (REF. SP-334-03 AND CUP-120-03)

APPLICANT: JONATHAN B. HUA/ DE HUA, JR.

LOCATION: WEST SIDE OF BROOKHURST STREET, NORTH OF BIXBY AVENUE AT 12171, 12181, AND 12201 BROOKHURST STREET

DATE: DECEMBER 6, 2007

REQUEST: To revise the originally approved floor plan under SP-334-03 and CUP-120-03 by the Planning Commission on January 15, 2004. The building area is not increasing in square footage. The revision is to change the location of the kitchen area, the main entrance of the restaurant, and the banquet dining area in order to improve the overall efficiency for the proposed operation. The restaurant will still operate under a Type "47" Alcoholic Beverage Control License and all original conditions of approval shall apply unless changed through this application. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan - Brookhurst Chapman Commercial) zone.

Staff report was read and recommended approval.

Commissioner Pak asked staff for the length of time the 2004 approval was valid. Staff replied that with the benefit of the Development Agreement the applicant has until March of 2008 to construct improvements, otherwise, with only the Site Plan he would have had only one year.

Commissioner Beard asked staff if the rear of the building would be affected. Staff replied that square footage would be added to the back of the restaurant area as well site improvements such as redoing parking and providing access to the back for emergency vehicle clearance.

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

Mr. Jonathan Hua, the applicant, approached the Commission.

Vice Chair Pierce asked Mr. Hua if he had read and agreed with the Conditions of Approval. Mr. Hua replied yes.

Commissioner Pak asked Mr. Hua if he could make his improvements by the March 2008 expiration date.

Staff clarified that building permits needed to be issued and construction started before that date; and that plans are already submitted for permit approval.

Mr. Hua asked staff if, during the remodel, the banquet facility could be operated. Staff replied that the Building B restaurant portion can continue to operate until the Building A portion is completed, and once completed, the Building B side would be shut down and construction started.

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

Commissioner Bankson asked why this project came to the Planning Commission for approval. Staff replied that the original floor plan was significantly modified, such as moving the kitchen from one side to the other.

Commissioner Pak asked staff if the grease trap would be close to the kitchen. Staff responded that the trap would be located as close to the kitchen as possible.

Commissioner Pak moved to approve Minor Modification No. MM-104-07 (Ref. SP-334-03 and CUP-120-03), seconded by Commissioner Beard, pursuant to the facts and reasons contained in Resolution No. 5620. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BEARD, BRIETIGAM, NGUYEN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

VACANCY: COMMISSIONERS: ONE

MATTERS FROM  
COMMISSIONERS:

Commissioner Beard asked staff how Chair Chi's resignation would affect the Planning Commission. Staff replied that the Mayor would appoint a new Commissioner and that the item is on the City Council's next Agenda.

MATTERS  
FROM STAFF:

Staff noted that the next Planning Commission meeting would be held on Thursday, January 17, 2008.

ADJOURNMENT:

Vice Chair Pierce moved to adjourn the meeting at 7:45 p.m., seconded by Commissioner Brietigam.

JUDITH MOORE  
Recording Secretary