

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JULY 17, 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 BARRY, CALLAHAN, FREZE,
HUTCHINSON, NGUYEN

ABSENT: NONE

ALSO PRESENT: Doug Holland, Deputy City Attorney; Susan Emery, Planning Services Manager; Greg Simonian, Attorney; Rosalinh Ung, Urban Planner; Noemi Bass, Assistant Planner; 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 BARRY CALLAHAN, FREZE,
HUTCHINSON, NGUYEN

ABSENT: NONE

ALSO PRESENT: Doug Holland, Deputy City Attorney; Greg Simonian, Attorney; Susan Emery, Planning Services Manager; Karl Hill, Sr. Planner; Rosalinh Ung, Urban Planner; Noemi Bass, Assistant Planner; 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 Vice Chair Jones and recited by those present in the Chamber.

ORAL COMMUNICATION: None.

APPROVAL OF
MINUTES:

Commissioner Barry moved to approve the Minutes of June 5, 2003, seconded by Vice Chair Jones. The motion carried with the following vote:

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

PUBLIC

HEARING:

APPLICANT:

LOCATION:

DATE:

REQUEST:

CONDITIONAL USE PERMIT NO. CUP-110-03

NAKORN HOLDING INC.

SOUTH SIDE OF GARDEN GROVE BOULEVARD WEST OF
BLACKBIRD STREET AT 12532 GARDEN GROVE BOULEVARD

JULY 17, 2003

To allow a new restaurant (Thai Nakorn) to operate under an Alcoholic Beverage Control Type "47" (On-Sale, General Bona Fide Eating Place) license with limited live entertainment consisting of a piano bar. The site is in the Office Professional/Harbor Corridor Specific Plan zone.

Staff report was reviewed and recommended approval.

Doug Holland suggested that condition N be deleted as the piano bar is an existing non-conforming use of the establishment.

Commissioner Freze noted the high crime rate for this district and asked if the restaurant has contributed to the crime count. Sergeant Fowler stated no, and commented that the previous business operators had very few calls for service.

Ms. Wanida Sreewarom, the business and property owner, approached the Commission. She commented that she is now moving from Buena Park to the City of Garden Grove because her lease expired.

Chair Butterfield asked if she has read and agrees with the conditions of approval. Ms. Sreewarom stated yes.

Commissioner Hutchinson asked if they would be serving traditional Thai food. Ms. Sreewarom stated yes.

Commissioner Barry asked when they plan to open. Ms. Sreewarom stated in about three weeks.

Chair Butterfield noted the improvements to the restaurant and the windows added to the front of the building. Ms. Sreewarom noted that the restaurant is very dark inside, and she wanted more natural light in the restaurant.

Commissioner Nguyen commented that the Thai Nakorn restaurant location in Buena Park always has a lot of customers. She expressed her appreciation for the restaurant's food and that she was pleased about the relocation to Garden Grove.

Commissioner Freze asked if the pole sign would be allowed. Staff stated that the pole sign would remain, however, Ms. Sreewarom would need to apply for a sign permit to change the sign face.

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

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

Vice Chair Jones moved to approve Conditional Use Permit No. CUP-110-03, with an amendment to the conditions to eliminate condition N., seconded by Commissioner Hutchinson; pursuant to the facts and reasons contained in Resolution No. 5369 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

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

PUBLIC HEARING:	CONDITIONAL USE PERMIT NO. CUP-112-03
APPLICANT:	BALCACERES & DAVALOS TOWING
LOCATION:	WEST SIDE OF HARBOR BOULEVARD SOUTH OF TRASK AVENUE AT 13732 HARBOR BOULEVARD
DATE:	JULY 17, 2003
REQUEST:	To allow a 4,000 square foot vehicle storage yard on an existing RV sales lot. The proposed storage yard will be used for the temporary storage of vehicles towed by an off-site towing company. The site is located in the C-3 (Heavy Commercial) zone.

Staff announced that the applicant withdrew the request.

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-113-03
APPLICANT: MARITZA ROSAS
LOCATION: WEST SIDE OF EUCLID STREET NORTH OF CHAPMAN AVENUE AT
11915 EUCLID STREET
DATE: JULY 17, 2003

REQUEST: To allow an existing restaurant (Taqueria Del Amigo) to operate under an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) license. The site is located in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed and recommended approval.

The applicant, Ms. Maritza Rosas, approached the Commission.

Chair Butterfield asked Ms. Rosas whether she has read and agrees with the conditions of approval. Ms. Rosas stated yes.

Commissioner Barry asked if there needed to be a condition for a trash enclosure. Staff indicated that a condition was not needed, however, staff would confer with the Public Works Department about installing a trash enclosure.

Chair Butterfield inquired of Ms. Rosas as to how long she has been in business. Ms. Rosas stated two years.

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

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

Commissioner Hutchinson moved to approve Conditional Use Permit No. CUP-113-03, seconded by Commissioner Barry; pursuant to the facts and reasons contained in Resolution No. 5372 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

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

ITEM FOR
CONSIDERATION: GENERAL PLAN CONSISENTCY
DATE: JULY 17, 2003

REQUEST: To determine whether the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos, and the AELUP for Heliports are consistent with the City's General Plan.

Staff report was reviewed and recommended that the Planning Commission make a recommendation to City Council that the AELUP for the Joint Forces Training Base Los Alamitos, and Heliports are consistent with the City's General Plan.

Chair Butterfield questioned the purpose of this request. Staff noted that it is a State requirement for cities to make a finding for a General Plan consistency when there is an amendment to the AELUP.

Commissioner Freze noted that the city does require a Conditional Use Permit for Heliports.

Vice Chair Jones asked if there are any active heliports in the city. Staff noted that there was a heliport located on Harbor south of Trask Avenue that operated in the 1970's, and another on Knott Avenue that was approved in 1992.

Chair Butterfield moved to recommend to City Council to determine that the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos, and the AELUP for Heliports are consistent with the City of Garden Grove General Plan, seconded by Commissioner Hutchinson. The motion carried with the following vote:

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

MATTERS
FROM

COMMISSIONERS: Commissioner Hutchinson asked about the site that was approved for a coin operated car wash on Haster Street north of Fairview Avenue. Staff stated that there have been no final plans submitted for plan check on the project.

Commissioner Freze noted that there is a property located on Garden Grove Boulevard east of Euclid Street with a vacant restaurant that is in very poor condition. He asked about the property owner taking responsibility. Staff noted that there have been several inquiries on this

property and that the property owner is responsible for code and building violations on the property.

MATTERS
FROM STAFF: None.

ADJOURNMENT: The meeting was adjourned at 7:26 p.m.

TERESA POMEROY
Recording Secretary