

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JUNE 18, 2009

CALL TO ORDER: The study session of the Planning Commission was called to order at 6:15 p.m. in the Founders Room of the Community Meeting Center.

PRESENT: COMMISSIONERS BEARD, BONIKOWSKI, BUI, CABRAL,
ELLSWORTH, KIRKHAM

ABSENT: TRAN

ALSO PRESENT: Karl Hill, Planning Services Manager; Lee Marino, Senior Planner; Maria Parra, Urban Planner; Sergeant Kevin Boddy, Police Department; Judy Moore, Recording Secretary.

City Staff conducted a study session with the Garden Grove Planning Commission to provide information, review, and discuss Conditional Use Permits as applied to (1) applications for Alcoholic Beverage Control Licenses; and (2) a prepared study concerning ABC establishments, and related matters concerning the different types of establishments and ancillary activities such as entertainment, and applied specific conditions of approval.

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: COMMISSIONERS BEARD, BONIKOWSKI, BUI, CABRAL,
ELLSWORTH, KIRKHAM

ABSENT: TRAN

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Karl Hill, Planning Services Manager; Maria Parra, Urban Planner; Sid Ashrafnia, Associate 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 Cabral and recited by those present in the Chambers.

ORAL

COMMUNICATIONS: Mr. Rene Carrasco expressed his traffic concerns regarding Conditional Use Permit No. CUP-271-09.

APPROVAL OF
MINUTES:

Commissioner Ellsworth moved to approve the Minutes of June 4, 2009, seconded by Vice Chair Kirkham. The motion carried with the following vote:

AYES: COMMISSIONERS: BEARD, BONIKOWSKI, BUI, CABRAL,
ELLSWORTH, KIRKHAM

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: TRAN

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-271-09
APPLICANT: S.S.H. PROPERTY MANAGEMENT, LLC
LOCATION: NORTH SIDE OF STANFORD AVENUE, WEST OF NELSON STREET AT
10655, 10659, AND 10661 STANFORD AVENUE
DATE: JUNE 18, 2009

REQUEST: To operate a contractor's storage yard, S & J Plastering. Building "A" to be converted into an office and warehouse; Building "B" will store coloring supplies; and Building "C" will store plastering supplies. Also, two (2) carports, with a total of 2,400 square feet, will be constructed to store company trucks. The site is in the CCSP-PR (Community Center Specific Plan-Peripheral Residential) zone.

Staff report was read and recommended approval. One letter of concern was written by Robert and Cathryn Randall. Staff responded that the existing building would remain the same; the exterior improvements would be a benefit to the property; and that the proposed use is consistent with the General Plan and surrounding uses.

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

Mr. Steve Howieson and Mr. Larry Cox, the applicants, approached the Commission.

Chair Beard asked Mr. Howieson for his current business location. Mr. Howieson replied Westminster, for 19 years, and that building a shop in Garden Grove would be a good opportunity.

Vice Chair Kirkham asked Mr. Howieson to confirm that he would have roll-up garage doors. The applicant stated yes, however, he would prefer not to have the doors open during the day as per the conditions.

Staff responded that only the primary gate on the main drive aisle would be open because of daytime parking and emergency access.

The applicant stated that the concern was the safety and security of the office staff when the gate would be open; that a remote could be installed for the gate; and that the business closes at 5:30 p.m.

Staff added that a Knox Box is required by the Fire Department for emergency access; however, the matter could be reviewed further.

Chair Beard asked Mr. Howieson if he had read and agreed the Conditions of Approval.

Mr. Cox replied yes, except for Condition No. 32 regarding outside storage; that he has concrete mixers and scaffolding to store outside; and that he needed the garbage disposal Condition No. 16 to be clarified.

Staff remarked that the removal of garbage disposals is a Garden Grove water district standard condition applied to all businesses.

Mr. Carrasco approached the Commission and expressed his concern regarding the impact of traffic on Marshall Lane as the road is not in good condition.

Staff stated that the access is from Stanford Avenue only and vehicles would not exit on Marshall Lane.

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

Staff commented that outside storage of the equipment and materials described is typical of this type of business and that Condition No. 32 could be removed; and, that other businesses could be circulating through Marshall Lane, however, this business operator would not.

Chair Beard expressed his support of the project stating that the project would be a dramatic improvement to the area.

Vice Chair Kirkham commended the property owners; stated that the project would be a nice addition; that the Fire Department would require access for emergencies; and that the project is legal nonconforming.

Vice Chair Kirkham moved to approve Conditional Use Permit No. CUP-271-09, with an amendment to modify Condition No. 32 to state that no outside storage shall occur in the front area of the building, and that all storage shall be behind the building in the enclosed yard area, seconded by Commissioner Bonikowski, pursuant to the facts and reasons contained in Resolution No. 5688. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, BUI, CABRAL, ELLSWORTH, KIRKHAM
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	TRAN

**MATTERS FROM
COMMISSIONERS:**

Commissioner Ellsworth stated that the memorial service for Dr. Sheldon Singer, a very involved member of the community, would be held on June 27th at 2:00 p.m. at Kiwanis Land. Vice Chair Kirkham agreed that Dr. Singer was very well liked and would be missed.

Vice Chair Kirkham asked staff if the two items approved at the Planning Commission meeting on June 4th would go to City Council.

Staff replied that the Planning Commission was the deciding body, however, the items could be appealed; and that the Planning Commission's actions allow for other businesses on Main Street to apply for a Conditional Use Permit for entertainment.

Vice Chair Kirkham asked Staff if there are plans for the two vacant lots on Main Street. Staff replied that there has been no official word for entitlement processing for the last three or four months and that the property is being cleaned up to be more presentable.

Vice Chair Kirkham stated that he will go on a Police Department ride-a-long on the 4th of July; that the experience would be beneficial

regarding fireworks in the City; and that there is a \$1000 administrative fine for illegal fireworks, fireworks that are modified, or discharged in undesignated areas.

Chair Beard thanked Sergeant Kevin Boddy for an excellent presentation in the ABC Study Session.

MATTERS FROM
STAFF:

None.

ADJOURNMENT:

Chair Beard moved to adjourn the meeting at 7:35 p.m., seconded by Commissioner Ellsworth. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, BUI, CABRAL, ELLSWORTH, KIRKHAM
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	TRAN

JUDITH MOORE
Recording Secretary