

M I N U T E S

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CALIFORNIA

THURSDAY  
OCTOBER 2, 2008

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 BANKSON, BRIETIGAM, KIRKHAM,  
NGUYEN, PAK, PIERCE  
ABSENT: BEARD

ALSO PRESENT: Karl Hill, Planning Services Manager; Chris Chung, Assistant Planner;  
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 Brietigam moved to approve the Minutes of September 18, 2008, seconded by Vice Chair Pak. The motion carried with the following vote:

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

CONTINUED  
PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-239-08  
APPLICANT: TRONG DUONG  
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN FLOWER STREET AND  
HOPE STREET AT 10212 WESTMINSTER AVENUE  
DATE: OCTOBER 2, 2008

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Ngoc Hue Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

Vice Chair Pak moved to continue the case to the November 6, 2008 Planning Commission meeting, seconded by Commissioner Brietigam. The motion received the following vote:

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

Vice Chair Pak asked staff if the re-noticing cost would be borne by the applicant. Staff replied that typically, the City absorbs the cost and that an estimate of the cost could be forwarded to the Commissioners if needed.

Commissioner Brietigam asked staff if the applicant was aware that a public necessity finding must be made. Staff replied that the applicant is aware of the City's position on the request and that the case could be appealed to City Council if denied.

PUBLIC HEARING: NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-121-08  
SITE PLAN NO. SP-444-08  
TENTATIVE TRACT MAP NO. TT-17276  
DEVELOPMENT AGREEMENT  
APPLICANT: EMPIRE HOMES  
LOCATION: NORTHEAST CORNER OF HAZARD AVENUE AND EUCLID STREET AT 10901  
HAZARD AVENUE  
DATE: OCTOBER 2, 2008  
REQUEST: To rezone a 5.47-acre lot from Planned Unit Development No. PUD-104-81 to Residential Planned Unit Development for the allowance to create a residential condominium/townhouse development that consists of 90 homes; a Site Plan to construct the 90 condominiums/townhomes with associated site improvements that include parking facilities and open space areas; and a Tentative Tract Map to create a one (1) lot subdivision for the purpose of selling each unit as a condominium/townhouse. The site is in the PUD-104-81 zone.

Commissioner Brietigam moved to continue the case to the November 20, 2008 Planning Commission meeting, seconded by Commissioner Bankson. The motion received the following vote:

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

MATTERS FROM  
COMMISSIONERS: Vice Chair Pak invited fellow Commissioners and staff to come and enjoy the 25<sup>th</sup> Annual Korean Festival, which would occur Friday through Sunday, on October 10<sup>th</sup> through 12<sup>th</sup>, at Garden Square, and that there would be Korean Barbeque and entertainment.

MATTERS

FROM STAFF: Staff read a brief description of future Agenda items for the October 16, 2008 Planning Commission meeting.

ADJOURNMENT: Chair Pierce moved to adjourn the meeting at 7:10 p.m., seconded by Commissioner Bankson. The motion received the following vote:

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

JUDITH MOORE  
Recording Secretary