

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
SEPTEMBER 18, 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: VICE CHAIR JONES, COMMISSIONERS BARRY, CALLAHAN,
FREZE, HUTCHINSON, AND NGUYEN

ABSENT: CHAIR BUTTERFIELD

ALSO PRESENT: Doug Holland, Deputy City Attorney, Susan Emery, Planning Services Manager, Karl Hill, Senior Planner; Erin Webb, Senior Planner; Rosalinh Ung, Planner; Noemi Bass, Assistant 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: VICE CHAIR JONES, COMMISSIONERS BARRY, CALLHAN,
FREZE, HUTCHINSON, AND NGUYEN

ABSENT: CHAIR BUTTERFIELD

ALSO PRESENT: Doug Holland, Deputy City Attorney, Susan Emery, Planning Services Manager, Karl Hill, Senior Planner; Erin Webb, Senior Planner; Rosalinh Ung, Planner; Noemi Bass, Assistant 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 Commissioner Callahan and recited by those present in the Chamber.

ORAL
COMMUNICATION: None.

APPROVAL OF
MINUTES:

Commissioner Barry moved to approve the Minutes of September 4, 2003, seconded by Commissioner Hutchinson. The motion carried with the following vote:

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

CONTINUED
PUBLIC
HEARING:

NEGATIVE DECLARATION
CONDITIONAL USE PERMIT NO. CUP-115-03

APPLICANT:
LOCATION:

SPRINT PCS
WEST SIDE OF HARBOR BOULEVARD SOUTH OF GARDEN GROVE
BOULEVARD AT 13141 HARBOR BOULEVARD

DATE:

SEPTEMBER 18, 2003

REQUEST:

To allow the construction and operation of an unmanned wireless telecommunications facility disguised as a 59-foot palm tree located behind an existing single-story retail establishment. The site is located in the HCSP-TZS (Harbor Corridor Specific Plan, Transition Zone South).

Staff report was reviewed and recommended approval.

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

Mr. Adan Madrid of Trillium Communications, representing Sprint PCS, approached the Commission. He referred to a letter from the property owner stating agreement to perform the required improvements to the subject site. Mr. Madrid stated that because of the commitment from the property owner, Sprint would like to have conditions F and G removed or amended so that construction can proceed prior to completion of the improvements. Also, Sprint would like to have condition K modified to allow the antennas to be at a height of 69 feet. Mr. Madrid also requested to be allowed to plant 30 to 35 foot live palms, and to specify the species of palm in the conditions of approval. He concluded by thanking the Commission and stating that Sprint looks forward to building the monopalm.

Commissioner Barry asked if it was possible to amend condition F and G in order for Sprint to obtain building permits prior to the property improvements. Staff indicated acceptance to modify conditions to allow the building permits for the Sprint project to be obtained simultaneously with the site improvements. Commissioner Barry suggested modification to the condition to read, "prior to the final sign-off of building permits."

Commissioner Barry asked about an appropriate height for the live palm trees to be planted. Staff noted that the palm tree height was not specified in the conditions of approval, as it is dependant upon the type of tree.

Commissioner Barry asked for direction from counsel about the height for the live palms. Doug Holland suggested that the landscape plan include a species of palm tree that is known to grow to a specific and appropriate height.

Commissioner Hutchinson noted that the live palms that have been planted at other monopole sites in the community are not usually as tall as the monopalm. He suggested that the conditions reflect that the live palms be capable of growing to the height of the monopalm.

Vice Chair Jones asked staff whether there were any concerns about allowing the added height for the antennas on the monopalm. Staff stated no.

Doug Holland suggested that conditions F and G be modified to include the following: "all property maintenance shall be corrected to the satisfaction of the Neighborhood Improvement Manager, prior to the final city clearance that all work has been completed in compliance with building permits for the installation of any telecommunication equipment."

Commissioner Barry asked about condition D and who is specifically responsible for improvements and maintenance. Staff stated that the conditions reflect that the applicant is directly responsible for the area on the property dedicated to the telecommunications equipment, and the property owner is responsible for the remainder of the site.

Commissioner Hutchinson asked Mr. Madrid whether the property owner has contacted Sprint to share the cost for the wrought iron fencing. Mr. Madrid stated yes, that the property owner and Sprint have agreed to share the cost for the fence.

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

Commissioner Barry moved to approve Conditional Use Permit No. CUP-115-03, with an amendment to the conditions F and G to state that prior to final city clearance that all work is to be completed in compliance with building permits; and condition K to allow the height of the antennas to reach 69 feet; and condition V and that the live palms to be planted are to be specified and capable of growing to a height equivalent to the monopalm, seconded by Commissioner Hutchinson; pursuant to the facts and reasons contained in Resolution No. 5382 and authorized the Vice Chair to execute the Resolution. The motion carried with the following vote:

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

PUBLIC
HEARING:

NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-03
AMENDMENT NO. A-102-03
SITE PLAN NO. SP-330-03

VARIANCE NO. V-106-03
TENTATIVE PARCEL MAP NO. PM-2003-127
DEVELOPMENT AGREEMENT
SHIL PARK
NORTHEAST CORNER OF MAGNOLIA AVENUE AND GARDEN GROVE
BOULEVARD AT 9001 GARDEN GROVE BOULEVARD
SEPTEMBER 18, 2003

APPLICANT:
LOCATION:

DATE:

REQUEST:

To allow the construction of a single-story commercial building and a Variance to deviate from the landscape/setback requirements. This request includes a Parcel Map that will subdivide an adjacent residential lot, and consolidate into one lot a portion of the subdivided residential lot with three existing commercial lots. In order to use the subdivided portion of the residential lot as part of the commercial development, a Zone Change and General Plan amendment are required. The site is located in the C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) zone.

Staff report was reviewed and recommended approval of the Site Plan, with changes to the plan as requested by staff, Variance, and Tentative Parcel Map; and also that the Planning Commission recommend approval of the General Plan Amendment, Amendment, and a Development Agreement to City Council.

Commissioner Barry asked for clarification on staff's recommendation of approval for the entitlements without endorsing the applicant's plans. Staff stated that the applicant would like to move forward without incorporating staff's suggested changes to the plans. Commissioner Barry questioned counsel on the whether it would be appropriate to make a decision at this point.

Doug Holland noted that although staff does not endorse the design of the proposed structure, the recommendation by staff is to approve the entitlements, and the Planning Commission has the discretion to approve and/or amend conditions.

Mr. Mark Etchegoyen, approached the Commission and stated that he was a representative for the applicant and the Vice President of Prime Time Contractors. He stated that there have been several design changes over the past months, and he asked for approval on the plan submitted with condition T. 1 through 4 removed. He noted that the remediation equipment on the property cannot be removed, and that it would require permission from the Planning Commission to allow the remediation equipment, because it encroaches into the required setback. The Orange County Health Department tests are done regularly and the equipment could potentially be there for up to five years.

Commissioner Hutchinson asked when the plans were submitted to the city. Mr. Etchegoyen stated that plans were submitted approximately eight to nine weeks ago, but were informed of staff's changes just a few days prior to the public hearing.

Staff informed the commission that there was a letter sent to the applicant, however, the applicant decided to move forward to the public hearing.

Commissioner Freze asked whether staff could show the changes that were suggested to the applicant. Staff placed an overlay onto the architectural rendering of the proposed commercial building, and explained the architectural enhancements and another floor plan that could be added in order to provide features that would be compatible with a retail commercial site contiguous to a major arterial street.

Mr. Etchegoyen stated that there has to be an exit on each end of the building and also there will be a zero lot line next to the auto repair business.

Vice Chair Jones expressed his view that there are unnecessary objections to the plans, and a matter of personal preference. He indicated that he did not perceive any substantial differences between the submitted plans and staff's suggestions for changes.

Mr. Etchegoyen stated that they did not have any problems with changing the building's colors, but objects to any structural changes to the design that was submitted.

Commissioner Callahan commented that the plans that were submitted were done by a professional architect, who should be aware of what is needed.

Mr. Etchegoyan noted that their civil engineer is in attendance for any questions.

Vice Chair Jones 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 noted that the aesthetics issue can be easily resolved; however, the remediation equipment needed to be addressed. He questioned staff as to where the equipment could be put. Staff suggested that the applicant could make that determination.

Mr. Etchegoyan stated that the equipment could be 14' x 15' within a 20 foot square, but could not be further reduced.

Commissioner Barry asked if there was a need to have a walk-around access to the remediation equipment. Staff stated yes, as readings are continually taken.

Dan Candelaria noted that the consultant has been contacted, and with newer equipment it is believed that a reduced amount of area would be required; however, nothing to date has been given to staff.

Commissioner Barry asked about any potential health hazards. Dan Candelaria stated that the county health department conducts a vapor risk assessment, which indicates whether it is safe to inhabit the area. This test was performed and the site passed; however, there still needs to be ground water cleanup while the building is in operation.

Commissioner Hutchinson asked that if the equipment was smaller, could there be landscaping or walls installed.

Vice Chair Jones suggested eliminating the last sentence in condition Q, and asked what the problem is about encroaching into the setback.

Commissioner Barry asked if smaller equipment could be required in the conditions. Staff stated that it could; however, there would be a cost to the applicant.

Mr. Etchegoyan noted that Arco has been contacted and negotiations would be done for the smaller equipment, however, there would be a possibility of encroaching into the setback.

Vice Chair Jones indicated that it would be acceptable to allow the equipment into the setback, but not more than two feet. He asked about the length of time that the equipment would have to be on the site. Staff stated that the applicant has indicated that it could be anywhere from six months to under ten years.

Vice Chair Jones asked whether it would be acceptable to change the condition to allow the remediation equipment to encroach into the landscape equipment by two feet.

Commissioner Hutchinson stated that he liked the suggestions made by staff; however, paint stores often look similar to industrial buildings. He commented that there are no buildings in this area that looks like the illustration suggested by staff, therefore, conformity is not an issue.

Vice Chair Jones suggested that condition T be eliminated, and to accept the submitted plans from the applicant.

Commissioner Hutchinson moved to adopt the Negative Declaration and approve Site Plan No. SP-330-03, Variance No. V-106-03 and Tentative Parcel Map No. PM-2003-127 with amendments to condition Q that would only allow the remediation equipment to encroach by two feet into the landscape setback, and to eliminate condition T, and recommended approval of a General Plan Amendment No. GPA-1-03, Amendment No. A-102-03, and a Development Agreement to City Council, seconded by Commissioner Callahan, pursuant to the facts and the reasons contained in Resolution Nos. 5379 and 5380 and authorized the Vice Chair to execute the Resolution. The motion carried with the following vote:

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

PUBLIC HEARING:	TENTATIVE PARCEL MAP NO. PM-2003-172
APPLICANT:	JOHNNY KIM
LOCATION:	SOUTH SIDE OF GARDEN GROVE BOULEVARD BETWEEN GALWAY AND GILBERT STREET AT 9618 GARDEN GROVE BOULEVARD
DATE:	SEPTEMBER 18, 2003

REQUEST:

To allow the consolidation of seven parcels contained in a 3.1-acre site into one parcel in compliance with Condition No. S of Planning Commission Resolution No. 5315 approving Site Plan No. SP-313-02. The site is located in the C-2 (Community Commercial) zone.

Staff report was reviewed and recommended approval.

Mr. Chin Park, Civil Engineer, approached the Commission.

Vice Chair Jones asked Mr. Park if he has the authority to agree to the conditions of approval. Mr. Park stated yes and that he agrees with the conditions of approval.

Commissioner Freze asked when construction to the site would begin. Mr. Park indicated that the project would begin in December, and would take approximately 12 months to complete.

Vice Chair Jones 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 Tentative Parcel Map No. PM-2003-172, seconded by Commissioner Freze, pursuant to the facts and the reasons contained in Resolution No. 5383 and authorized the Vice Chair to execute the Resolution. The motion carried with the following vote:

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

PUBLIC
HEARING: CONDITIONAL USE PERMIT NO. CUP-114-03
APPLICANT: TARGET CORPORATION
LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND WESTMINSTER AVENUE AT 13831 BROOKHURST STREET
DATE: SEPTEMBER 18, 2003
REQUEST: To allow an existing retail store (Target) under an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is located in the C-2 (Community Commercial) zone.

Staff report was reviewed and recommended approval. Staff noted amended conditions of approval as follows: The deletion of condition D; to add "and extended hours during the Holiday Season" to condition I; to change the time of deliveries from 8:00 a.m. to 7:00 a.m. in condition K; and to add the word "construction" into condition Q.

Ms. Beth Aboulafia, consultant representing the applicant, and Anna Gilman, district manager, approached the Commission. Ms. Aboulafia stated the Target introduced the sale of wine in Northern California stores about a year ago, and is now interested in expanding this into the Southern California region. She stated that overall sales represented no more than three percent, and that store operations would remain the same. She commented that there has not been concern expressed by the police department, and hopes that the Commission approves the request. She did, however, request that the store be allowed to accept deliveries as early as 6:00 a.m. instead of the required 7:00 a.m. She expressed understanding for the potential impact to the neighbors, however, deliveries have been made at this time since 1983, and there have been no report of problems or complaints. She noted that the 7:00 a.m. delivery time would be unduly restrictive. Outside vendors deliver about three times a week, and Target does not have control over these vendors. Also, the loading area is not adjacent to residential properties.

Commissioner Hutchinson asked if the Target store on Harbor Boulevard is going to apply for a conditional use permit to sell alcohol. Ms. Aboulafia stated yes.

Commissioner Callahan noted that this site is directly adjacent to school property, and questioned staff if this is a factor in determining hours for delivery. Staff stated that the 7:00 a.m. to 10:00 p.m. delivery is a standard condition.

Vice Chair Jones noted that this store has been here for the past ten years without complaints. He asked if it's possible to enforce delivery hours. Doug Holland stated that this could be done, giving staff the ability to respond to complaints by modifying delivery hours, and if the Target store had objections they could appeal to the Planning Commission. Vice Chair Jones stated that condition K could be modified that if should delivery hours create a public nuisance, staff could enforce a restriction on the delivery hours.

Ms. Aboulafia stated that this would be acceptable but was concerned that a specific time would not be listed.

Commissioner Hutchinson noted that if a specific time were required, it would be more restrictive than necessary. As long as the store operates as a good neighbor, there is no reason to be restrictive.

Commissioner Nguyen asked if the applicant would need to pay a fee for a modification to the conditions. Doug Holland stated that there might be a fee imposed, however, there is no existing fee for a director determination.

Commissioner Barry asked if condition K could read, "in the event complaints arise with respect to deliveries, the hours of deliveries could be restricted by staff."

Vice Chair Jones 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 Barry asked that condition I be modified, as it does not define the holiday season, and needs to be specified. Ms. Gilman stated that Target does plan to open at 6:00 a.m. and close at 11:00 p.m. beginning the fourth week of November through Christmas.

Staff suggested that the holiday season be specified from mid November through the end of December.

Doug Holland suggested that condition K read: "In the event that the Police Chief or the Community Development Director determine that deliveries to the store unreasonably disturbs the quiet enjoyment of the adjoining properties, restrictions may be imposed on delivery hours."

Commissioner Barry moved to approve Conditional Use Permit No. CUP-114-03, with an amendment to the condition K and condition I, seconded by Commissioner Hutchinson, pursuant to the facts and reasons contained in Resolution No. 5373 and authorized the Vice Chair to execute the Resolution. The motion carried with the following vote:

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

PUBLIC
HEARING: CONDITIONAL USE PERMIT NO. CUP-117-03
APPLICANT: GIAO DANG
LOCATION: SOUTHWEST CORNER OF BROOKHURST STREET AND WESTMINSTER AVENUE AT 9892 WESTMINSTER AVENUE
DATE: SEPTEMBER 18, 2003

REQUEST: To allow an existing restaurant (Brodard Restaurant) to operate under an Alcoholic Beverage Control Type "41" (Beer and Wine, Bona Fide Eating Place) License. The site is located in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed and recommended approval.

Commissioner Nguyen asked Sergeant Fowler if there have been any problems with this business. Sergeant Fowler responded that there have been no calls for service.

Ms. Martinez approached the Commission and stated that they have read and agree with all of the conditions of approval.

Commissioner Nguyen asked whether there are any plans to have live entertainment. Ms. Martinez stated that there are no plans for live entertainment.

Commissioner Nguyen asked about the restaurant's capacity. Ms. Martinez stated the occupancy is 130.

Commissioner Nguyen asked if there have been any problems with debris at this center and how often Code Enforcement monitors the center. Staff stated that there have not been problems reported by Code Enforcement, and that it is unknown how often it is monitored.

Vice Chair Jones stated that he went to the center and although the dumpsters were full, the area appeared to be comparatively clean to other centers in the city.

Commissioner Freze questioned the number of entries and exits from the patio area, noting condition R.1, which requires a second door off the patio.

Sergeant Fowler noted that the Fire Department would require a second exit if the occupancy was increased.

Commissioner Barry suggested that the condition be clarified to specifically state that the second patio exit would be required based on increased occupancy.

Vice Chair Jones 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 Barry asked at what point the occupancy would determine the need for the second patio exit. Doug Holland stated that it would be determined by the Fire Department when they make their scheduled inspections.

Commissioner Nguyen asked how often the health department visits the restaurant. Sergeant Fowler stated that the health department responds to specific complaints.

Commissioner Nguyen asked that this item be continued in order to get information from the health department.

Doug Holland suggested that the applicant be required to make a request for a health department inspection within 15 days.

Commissioner Nguyen stated that she is comfortable with that, however, she is concerned about the sanitary and maintenance issues for this restaurant. She asked that the review period be conditioned at six months.

Doug Holland suggested that the added condition read, "applicant shall request a health department inspection within 15 days of the effective date of the Conditional Use Permit. On the six-month anniversary of the inspection, the applicant shall ask for a follow-up inspection and the results submitted to the Community Development Department.

Commissioner Nguyen moved to approve Conditional Use Permit No. CUP-117-03, with an amendment to the conditions to specify that an exit from the patio area be installed if the occupancy exceeds 46; that there be a health department inspection 15 days after the effective date of this approval, with a subsequent follow-up report after six months to be submitted to the Community Development Department; and to review the Conditional Use Permit after six months, seconded by Commissioner Barry, pursuant to the facts and reasons contained in Resolution No. 5384 and authorized the Vice Chair to execute the Resolution. The motion carried with the following vote:

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

PUBLIC
HEARING: CONDITIONAL USE PERMIT NO. CUP-118-03
APPLICANT: MASOOD KHAN
LOCATION: SOUTHWEST CORNER OF MAIN STREET AND ACACIA PARKWAY AT 12865
MAIN STREET SUITE 101
DATE: SEPTEMBER 18, 2003
REQUEST: To allow a 1,065 square foot medical research school with a laboratory in an existing office building located in the MX/32 (Mixed Use District Area 32 of the Community Center Specific Plan).

Staff report was reviewed and recommended approval.

Commissioner Barry questioned why the review period is six months for this applicant. Staff stated it would be an appropriate amount of time in order to determine whether this use is compatible with the surrounding businesses. Commissioner Barry asked what the criteria would be to determine compatibility. Staff stated that the criteria include monitoring the class hours, potential parking conflicts, and proper waste disposal of laboratory products.

Commissioner Nguyen noted that her office used that space in the past, and there wasn't enough parking. She questioned the accuracy of the parking standards applied to this request. Staff stated that there would only be a student body of five students per classroom and the classes would be staggered throughout the day, and will include three instructors. If there is a special function there could be a problem, but at any given time there would only be a total of eight spaces needed. The entire parking lot is available for all of the buildings, and in general there is capacity in the parking lot.

Mr. Masood Khan approached and stated that he is the President of the Amber Institute. His wife is a PhD from John Hopkins University and was a research director at National Institute of Transplantation, where she has done extensive research with USC dentistry, as well as kidney and liver transplants. She would like to open this institute with a small number of students. He stated that he has no problem complying with the conditions of approval and indicated that the byproducts, i.e., human blood samples, are disposed of through the biohazard requirements and CALOSHA is very strict. He noted that DNA is tested through saliva with highly specialized equipment; therefore, there is no serious biohazard waste. The blood samples are completely utilized because the blood source is very minimal. Currently, the Youth Café is completely gone and there is no adult training taking place in the building. He stated that they would not occupy more than 24 parking spaces. Also, the classes will be staggered. He stated that he has gone before the Main Street Parking Commission, and they have given him a six-month review for parking impacts.

Vice Chair Jones asked whether Mr. Khan has read and agrees with all of the conditions of approval. Mr. Khan stated yes.

Commissioner Nguyen asked what exactly would be taught and whether he is contracting with any university. Mr. Khan stated that the institute is independent from the university system, and will be teaching genetic

molecular biology, biochemistry, microbiology, ecology, bio-computer applications, English as a second language, as well as conducting seminars.

Commissioner Nguyen asked where they will obtain the blood samples and what they will be doing with them. Mr. Khan responded that the USC dental institute or the national institute of transplantation would provide blood samples. He explained that when research is conducted, it is collaborative and a grant is written and paperwork is submitted for a specific discipline. He indicated that they would research kidney and liver transplants and rejections. The students will be taught how to handle the organs and detect hepatitis C.

Commissioner Freze asked if he has any type of accreditation and what agency would oversee the operation. Mr. Khan stated that CALOSHA and biohazard handling through the State would oversee the institute. He stated that once approval is received from the City, paperwork is submitted to an accreditation board.

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

Mr. Asif Sayed approached the Commission and stated that he is a colleague of Mr. Khan, and he is helping Mr. Khan and Mr. Khan's wife to establish this institute. He stated that Hepatitis C is a problem in Southeast Asia, which is where he and Mr. Khan are from. There is a special test to detect Hepatitis C and this test is badly needed in the developing countries in order to save millions of lives. Many of the students will be from India and Pakistan, and will be taught to detect hepatitis C.

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

Commissioner Hutchinson moved to approve Conditional Use Permit No. CUP-118-03, seconded by Commissioner Barry, pursuant to the facts and reasons contained in Resolution No. 5385 and authorized the Vice Chair to execute the Resolution. The motion carried with the following vote:

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

MATTERS
FROM

COMMISSIONERS: Vice Chair Jones presented Rosalinh Ung, Urban Planner, with a commemorative resolution for 14 years of service with the City of Garden Grove. She has accepted a position with the City of Newport Beach.

MATTERS
FROM STAFF:

Staff informed the Commission about the proposal submitted for the Brookhurst Triangle on display at City Hall and on the city Website. One proposal is from the Triangle Park Development, and includes residential towers, a hotel, a market and a Korean cultural center. There are other development proposals from Brandywine Development, Shea Properties, Parkcrest Development, Brookfield Homes, Opus Development, Lenar Homes, and Meredith Enterprises. There are also proposals for a Vietnamese and a Korean cultural center.

ADJOURNMENT: The meeting was adjourned at 9:50 p.m.

TERESA POMEROY
Recording Secretary