

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
MAY 4, 2006

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 JONES, VICE CHAIR MARGOLIN,
COMMISSIONERS CALLAHAN, CHI, LECONG, PAK, PIERCE
ABSENT: NONE

ALSO PRESENT: Jason Retterer, Associate Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Erin Webb, Senior Planner; Paul Wernquist, Urban Planner; Lee Marino, Senior Planner; Dan Candelaria, Civil Engineer; Mary Ann Hamamura, Deputy Community Development Director; Judith Moore, Recording Secretary.

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

ORAL COMMUNICATION: None.

APPROVAL OF MINUTES: Commissioner Pak moved to approve the Minutes of April 6, 2006, seconded by Vice Chair Margolin. The motion carried with the following vote:

AYES: COMMISSIONERS: CALLAHAN, JONES, LECONG,
MARGOLIN, PAK, PIERCE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: CHI

PUBLIC HEARING: NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-111-06
SITE PLAN NO. SP-393-06
VARIANCE NO. V-138-06
TENTATIVE TRACT MAP NO. TT-17022
DEVELOPMENT AGREEMENT
APPLICANT: LV DEVELOPMENT, INC.
LOCATION: WEST SIDE OF NELSON STREET, NORTH OF STANFORD AVENUE AT 12661
NELSON STREET
DATE: MAY 4, 2006

REQUEST:

To change the zoning of the 1.3 acre property to Planned Unit Development Residential (PUD-R); Variance approval to deviate from the minimum three acre lot size requirement for a residential Planned Unit Development; Site Plan approval to construct 12 two-story and three-story single-family detached homes; Tentative Tract Map approval to create the subdivision to allow for the sale of the homes on individual lots; and a Development Agreement. The site is in the CCSP-PR 11 (Community Center Specific Plan-Peripheral Residential PR 11) zone.

Staff report was read and recommended approval.

Commissioner Chi asked staff to clarify the project's parking circulation. Staff replied that there is only one access entrance; that parking would be restricted to one side of the street opposite of the houses; that there would be red curb and signs to implement the restricted parking.

Vice Chair Margolin asked staff to clarify why the expansion of the property was not feasible. Staff replied that the developer attempted to accumulate more surrounding property, but was unsuccessful.

Commissioner Pak asked staff if a right-turn only on Nelson Street, possibly from 7:00 – 9:00 a.m., would be feasible to help alleviate heavy morning traffic. Staff replied that typically, this type of restriction would not be applied to a low-volume area; however, the traffic would be monitored.

Commissioner Chi asked staff if the irregular lot shape is in line with the General Plan. Staff replied that this is a replacement site; that consolidation of lots would have been better, however, the acquisition cost makes it difficult to assemble the projects per the General Plan vision; that in the future, the developer could assemble the surrounding lots; that this property swap is to accommodate church parking; and that this is the developer's only option.

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

Mr. Jack Lee, the applicant's representative, approached the Commission.

Chair Jones asked Mr. Lee if the applicant had read and agreed with the Conditions of Approval. Mr. Lee replied yes.

Commissioner Chi asked Mr. Lee if the applicant tried to acquire the storage lot to the west. Mr. Lee replied that the property is commercial and has a different owner.

Ms. Judy Dickson, Business Manager of Saint Columban Church, approached the Commission and submitted forms to the Commission. She also commented that parking would now be on the church side; that there would be no more jay-walking; that traffic congestion would nearly be alleviated at Stanford Avenue and Nelson Street; that with the property exchange, the developer could add two extra units bringing the unit total from the previous 10 to 12; that the traffic would exit northbound only; that the Church could improve their own property holdings such as the

Youth Ministry and Music Ministry offices; and that the developer is an asset to the community and to the City of Garden Grove.

Commissioner Chi asked Ms. Dickson if she had a timeline for the Youth Ministry and Music Ministry improvements. Ms. Dickson replied that the Church's focus is to complete the parking lot first.

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

Chair Jones commented that the project would be a great addition to the City; that communication with the Church and the developer is a good thing; and that the parking lot attached to the Church, along with the Youth Ministry and Music Ministry improvements, would benefit the community.

Vice Chair Margolin moved to adopt the Negative Declaration, recommend Planned Unit Development No. PUD-111-06 and the Development Agreement to City Council, and to approve Site Plan No. SP-393-06, Variance No. V-138-06, and Tentative Tract Map No. TT-17022, seconded by Chair Jones, pursuant to the facts and reasons contained in Resolution Nos. 5541 (PUD/DA) and 5542 (SP/V/TT). The motion carried with the following vote:

AYES:	COMMISSIONERS:	CALLAHAN, CHI, JONES, LECONG, MARGOLIN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

PUBLIC HEARING:	SITE PLAN NO. SP-394-06
APPLICANT:	TENTATIVE PARCEL MAP NO. PM-2006-126
LOCATION:	DIEN NGUYEN WEST SIDE OF LOARA STREET, NORTH OF CHAPMAN AVENUE AT 11861 LOARA STREET
DATE:	MAY 4, 2006
REQUEST:	Tentative Parcel Map approval to divide an existing 36,057 square foot parcel into two (2) 18,028 square foot lots; and Site Plan approval to construct two (2) single-family homes. The site is in the R-1 (Single-Family Residential) zone.

Staff report was read and recommended approval.

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

Mr. Bao Tuan, the applicant's representative, approached the Commission and stated that the project complies with the development standards.

Chair Jones asked Mr. Tuan if the applicant had read and agreed with the Conditions of Approval. Mr. Tuan replied yes.

Ms. Keena Babrocky, a neighbor, approached the Commission and cited her concerns with regard to the proximity of the houses to her yard; the

intention of the homes is to house multiple families; the maintenance of the property with regard to rats, weeds, and mosquitoes; noise and asbestos issues with regard to neighboring construction; parking problems with the blocking of streets and sidewalks; the large size of the homes; junk cars on the property; privacy; and property taxes.

Commissioner Callahan asked staff if the 'junk car' issue had been addressed. Staff replied that the inoperable vehicles are stored; that with regard to construction hours, this project has restrictive conditions; that with regard to privacy the project has a 129'-0" setback; that the project would have landscaping plans; and that her property taxes would not be affected.

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

Commissioner Chi moved to approve Site Plan No. SP-394-06 and Tentative Parcel Map No. PM-2006-126, seconded by Commissioner Lecong, pursuant to the facts and reasons contained in Resolution No. 5544. The motion carried with the following vote:

AYES:	COMMISSIONERS:	CALLAHAN, CHI, JONES, LECONG, MARGOLIN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

PUBLIC HEARING:	SITE PLAN NO. SP-395-06 CONDITIONAL USE PERMIT NO. CUP-185-06
APPLICANT:	GOSPEL FIRST KOREAN BAPTIST CHURCH
LOCATION:	SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND COAST STREET AT 8132 GARDEN GROVE BOULEVARD, AND THE PROPERTY LOCATED TWO LOTS TO THE WEST AT 8100 GARDEN GROVE BOULEVARD
DATE:	MAY 4, 2006
REQUEST:	Site Plan and Conditional Use Permit approval to construct a 3,000 square foot addition to the existing 5,884 square foot Gospel First Korean Baptist Church building, and subsequent use of the site for religious facilities. The church site is located in the R-3 (Multiple-Family Residential) zone, and the proposal includes a shared parking arrangement with the property at 8100 Garden Grove Boulevard.

Staff report was read and recommended approval.

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

Mr. Myung Chung, the applicant's representative, approached the Commission and stated that the project would be a good addition to the Church and would enhance the visual quality of the Church and Garden Grove Boulevard; that a parking agreement would be in place with the day care center; that the Church would have a new entry on the Garden Grove Boulevard side for a shorter walking distance; that a proposed metal roof would be used instead of a built-up roof; that a colonnade extension would cover the ante area; that the entire building would be fire-sprinklered;

that the occupancy would change; and that a new grading plan would be submitted for drainage.

Chair Jones asked Mr. Chung to clarify the relationship between the Church and the day care center. Mr. Chung replied that the day care center is owned by a Church member willing to make the parking agreement.

Chair Jones asked Mr. Chung if the applicant had read and agreed with the Conditions of Approval. Mr. Chung replied yes and that in the year it would take to complete the Coast sewer line, the project's design could be completed and permits drawn.

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

Commissioner Chi moved to approve Site Plan No. SP-395-06 and Conditional Use Permit No. CUP-185-06 with an amendment to Condition of Approval No. 16, seconded by Commissioner Callahan, pursuant to the facts and reasons contained in Resolution Nos. 5545. The motion carried with the following vote:

AYES:	COMMISSIONERS:	CALLAHAN, CHI, JONES, LECONG, MARGOLIN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

MATTERS
FROM STAFF:

Staff introduced two new members to the Community Development Department – Mary Ann Hamamura, the new Deputy Community Development Director, and Lee Marino, the new Senior Planner.

Staff informed the Commissioners that the next regular Planning Commission meeting would be a Study Session on May 18, 2006 at 6:00 p.m. in the Founders Room, and that the topic would be a continuance of the discussion of ABC licensed establishments and other police related matters.

Staff read a brief description of future agenda items for the June 1, 2006 Planning Commission meeting.

Staff also informed the Commissioners that the first meeting for the General Plan Update process would be held on Tuesday, May 16, 2006 from 4:30 to 7:00 p.m. at the Courtyard Center; that the event would be hosted by the consultant; that interactive stations would be available for input; that a web page for the community at large would soon be available to check for updates and to provide comments and suggestions; and that participation and attendance by the Planning Commissioners is encouraged and appropriate.

Susan Emery mentioned that during her trip to Korea she attended several meetings with Anyang city staff; met with the Community Development Director; and focused on observing how Korean businesses operated.

MATTERS

FROM

COMMISSIONERS: Commissioner Margolin announced a Chamber of Commerce event, a Measure A seminar, to be held on Wednesday, May 24, 2006 from 7:30-9:00 a.m. at the Embassy Suites Hotel on Harbor Boulevard; that a free, full breakfast would be included; and that the topics would include a speaker in favor of Measure A, which would prevent cities from claiming eminent domain; that there would be an opportunity to rebut; that redevelopment would be discussed; that the invitation is open to the public and the Commissioners and staff are invited; and that RSVP's should be directed to the Planning Secretary by Friday, May 19, 2006 at (714) 741-5319.

Commissioner Callahan commented that Pep Boys still has trash dumping problems; that the property owner should be contacted; and that one possible answer would be limited access, i.e., only Pep Boys deliveries and trash pick-up should be allowed.

Staff commented that a proposal for a housing development has been submitted for the K-mart property, but the proposal does not include Pep Boys; however, the development could have a big impact on the code enforcement in that center.

Vice Chair Margolin commented that a property with a home at Ninth Street and Lampson Avenue, is extremely unkempt, especially with regard to weeds.

Staff commented that Code Enforcement would look into the matter.

Commissioner Pak announced that the month of May is Asian and Pacific Islander Heritage month as proclaimed by George Bush Sr. when he was president; that the month recognizes these people with regard to the United States of America; that, many years ago, Dr. Sammy Lee, the two-time Olympic diver, endeavored to buy a home in Garden Grove and was turned away because he was Asian; and that the 7th Annual Gala, to celebrate the community with a salute to Asian Pacific Americans in law enforcement, would be held next Thursday, May 11, 2006 from 5:00 to 8:00 p.m. at the Garden Beach Restaurant at 9848 Garden Grove Boulevard.

Commissioner Chi reported that his trip to Monterey was a worthwhile and informative experience; and that on Sunday, July 2, 2006, a weekly farmer's market called the Garden Grove International Farmer's Market, would open on the Coastline Community College parking lot with approximately 60 vendors, and with profits going to scholarships for students in Garden Grove; and that the hours would be approximately 10:00 a.m. to 3:00 p.m.

ADJOURNMENT: The meeting was adjourned at 8:50 p.m.

JUDITH MOORE
Recording Secretary