

M I N U T E S

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
MAY 19, 2005

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 CALLAHAN, VICE CHAIR JONES
COMMISSIONERS CHI, KELLEHER, LECONG AND MARGOLIN
ABSENT: BARRY

ALSO PRESENT: Omar Sandoval, Associate Attorney; Jason Retterer, Associate Attorney; Susan Emery, Community Development Director; Karl Hill, Senior Planner; Erin Webb, Senior Planner; Todd Elgin, Police Lieutenant; George Allen, Traffic Engineer; Dave Bertka, Fire Department Division Chief/Fire Marshal; Keith Jones, Public Works Director; Bill Murray, City Engineer; Dan Candelaria, Civil Engineer; Sarah Yoo, Planning Intern; Judy Moore, 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: Chair Callahan moved to approve the Minutes of April 21, 2005, seconded by Commissioner Chi. The motion carried with the following vote:

AYES: COMMISSIONERS: CALLAHAN, CHI, JONES, KELLEHER,
LECONG, MARGOLIN
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: BARRY

ITEM FOR CONSIDERATION: RESOLUTION AFFIRMING APPROVAL OF CONDITIONAL USE PERMIT NO. CUP-160-05

Resolution affirming approval of the Conditional Use Permit No. CUP-160-05 was reviewed and staff stated that the Conditions of Approval are standard for a Type "41" License.

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

Ms. Theresa Nguyet Dao, the applicant, and her interpreter, Mr. Tran Dinh, approached the Commission and asked staff if the conditions are standard for all who request a Type "41" License. Staff replied yes.

Vice Chair Jones asked Mr. Dinh if Ms. Dao understood and agreed with the Conditions of Approval. Mr. Dinh replied yes.

Commissioner Lecong asked if a grease interceptor was a requirement for small restaurants. Staff replied yes and that the requirement applies to new and existing restaurants involving any discretionary actions such as a Conditional Use Permit.

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

Vice Chair Jones moved to approve Conditional Use Permit No. CUP-160-05, and adopt Resolution No. 5494, seconded by Commissioner Lecong, pursuant to the facts and reasons contained in Resolution No. 5494. The motion received the following vote:

AYES:	COMMISSIONERS:	CALLAHAN, CHI, JONES, KELLEHER, LECONG, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BARRY

PUBLIC
HEARING:

MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-2-05(A)
PLANNED UNIT DEVELOPMENT NO. PUD-107-05
SITE PLAN NO. SP-368-05
DEVELOPMENT AGREEMENT

APPLICANT:
LOCATION:

GARDEN GROVE GALLERIA, LLC (TED YOON)
SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST
STREET AT 10080 AND 10180 GARDEN GROVE BOULEVARD.

DATE:

MAY 19, 2005

REQUEST:

To amend the General Plan Land Use designation by changing the current designation of HC (Heavy Commercial) to MU (Mixed Use); to rezone the site to PUD-MX (Planned Unit Development); and Site Plan approval to construct an eight-story mixed use building.

The first four building levels consist of two, double-height commercial floors providing 126,510 square feet of tenant space at the front, and four floors of parking garage at the rear. The 5th floor is used entirely for parking. Above this, the 6th, 7th and 8th floors contain 66 condominiums (22 units per floor).

The General Plan Amendment and PUD will allow for a mixed use development and include the two adjacent lots to the east of the project on Garden Grove Boulevard (Total area of 6.1 acres).

Staff provided an opening statement followed by a staff report review recommending approval of the project. One letter of opposition was written by Jeff Hoa Truong.

For the record, Chair Callahan stated that the project architects gave him a preview of the project.

With regard to transportation, and per the developer's traffic study, staff stated that though traffic would be increased in the area, the Level of Service (LOS) at Brookhurst Street and Garden Grove Boulevard would remain at the current "D" level. Additionally, traffic mitigation measures would include a traffic signal, a raised median, the relocation of a driveway, a signal timing coordination plan, the removal of one driveway and the addition of two driveways.

With regard to the Garden Grove Boulevard sewer line, staff stated that the owner/developer must install a new sewer main to the new Brookhurst sewer line. In addition, a grease interceptor must be installed and properly maintained.

Commissioner Chi asked staff to clarify the height of the parking entrance and the setback dimensions. Staff stated that the entrance is at 15'-0" to accommodate fire and trash trucks, and that the Ramada Plaza has an 11'-0" landscape setback with the building set back 75'-0". The Festival has landscape setbacks of 15'-0" and a pad building setback of 20' to 25'-0". Staff commented that setbacks are important residentially as they are used as a buffer, and also provide a consistent character. Staff also stated that on Garden Grove Boulevard, the setbacks vary between older and newer buildings.

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

Mr. Sheldon Singer, president of the Hoag Foundation, approached the Commission and gave a brief history of the Hoag Foundation, stating that ultimately, the Boys & Girls Club of Garden Grove would benefit from this project.

Mr. Charles Kim, the applicant/developer, approached the Commission and stated that the development will generate new jobs and new business for the community, and would indirectly assist the Boys & Girls Club of Garden Grove.

Eight people spoke in favor of the request. Five people spoke in opposition to the request.

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

Commissioner Margolin commented that the project is innovative and a great opportunity for Garden Grove.

Commissioner Kelleher asked staff if the Police Department had concerns with the project. Staff replied that 24-hour security in and around the building and in the parking garage would minimize problems.

Commissioner Kelleher expressed his concern with the loading docks. Staff replied that Condition No. 79 requires that the owner/developer provide a "Loading/Unloading Plan".

Commissioner Lecong asked staff if closed-circuit TV would be provided and if the Fire Department would work with the Owner. Staff replied that the Owner/Developer must meet the "high-rise" requirements,

which includes sprinklers, fire alarm and monitoring systems, and access to floors for fires and medical aides. Staff also stated that security would include camera systems and that the suggestion of a 'field office' was good.

Vice Chair Jones expressed that he is in favor of mixed-use projects, and with California being built out, projects need to be more creative. He further commented that condominiums are great for first time buyers, that retail ideas have changed, and that the Ramada Plaza issues could possibly be mitigated with signage.

Commissioner Chi favored the project; however, he had significant concerns including the possibility of the neighboring Meredith property being incorporated into the PUD, the traffic study with reference to signal locations and coordination, traffic circulation with regard to resident's safety, and the height and integrity of both the delivery truck entrance and the main parking entrance.

Chair Callahan commented that this project is the best use of the property.

Commissioner Chi moved to continue the case so as to further study traffic and circulation concerns.
The motion failed.

Commissioner Margolin moved to adopt the Mitigated Negative Declaration, to recommend General Plan Amendment No. GPA-2-05(A), Planned Unit Development No. PUD-107-05 and the Development Agreement to City Council, and approve Site Plan No. SP-368-05, with amendments to the following Conditions of Approval:

1. Condition No. 48 - All requirements of the Garden Grove Building Division and Fire Department shall be met, including any required occupancy permits and inspections. The development will meet the requirements for new high-rise buildings including fire sprinklers, fire alarms, a smoke removal system, and a fire control room (refer to City of Garden Grove Fire Department pamphlet entitled "Requirements and Standards for New High-Rise Buildings"). A building is considered to be "high-rise" when it is a height of 55 feet or more per City Ordinance.
2. Condition No. 49 - All fire protection requirements shall meet all applicable State and Local Codes.
3. Condition No. 79 - The owner/developer shall submit for review and approval by the Community Development Department, a "Loading/Unloading Plan" for the property, including the travel path and turning radius of delivery trucks, prior to issuance of any permit. The "Loading/Unloading Plan" shall provide information and schedules for deliveries onto the site. All loading and unloading operations shall be conducted so as to not interfere with parking or with vehicle and pedestrian access. Loading berths are ten feet wide by 35 feet in length. No delivery trucks shall be left on or idling during deliveries. Include information on loading for the residential units.

The motion was seconded by Vice Chair Jones, pursuant to the facts and reasons contained in Resolution Nos. 5495 and 5496. The motion received the following vote:

AYES: COMMISSIONERS: CALLAHAN, JONES, KELLEHER,
LECONG, MARGOLIN
NOES: COMMISSIONERS: CHI
ABSENT: COMMISSIONERS: BARRY

MATTERS
FROM
COMMISSIONERS: None.

MATTERS
FROM STAFF: Staff suggested that Commissioners call staff members with clarification
questions that might arise.

Staff read a brief history of future items.

ADJOURNMENT: The meeting was adjourned at 9:45 p.m.

JUDITH MOORE
Recording Secretary