

AGENDA

Regular Meeting

GARDEN GROVE CITY COUNCIL

Community Meeting Center  
11300 Stanford Avenue

February 28, 2006

Council Chamber

ROLL CALL: COUNCIL MEMBER KREBS, COUNCIL MEMBER LEYES, COUNCIL MEMBER NGUYEN, MAYOR PRO TEM ROSEN, MAYOR DALTON

*Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the City Clerk, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing. Additionally, any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office to arrange for special accommodations. (City Council Manual of Procedures, Section D). Agenda item descriptions are intended to give a brief general description of the item to advise the public of the item's general nature. The City Council may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.*

Closed Session

6:15 p.m.

1. CLOSED SESSION: None.

Open Session

7:00 p.m.

INVOCATION: Les Jones, Deputy City Manager.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

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2. PRESENTATIONS:

2.a. Community Spotlight: Recognition of Chris Prevatt for his dedicated service to the Sanitary District Advisory Commission.

2.b. Community Spotlight: Recognition of Handbill Printing and Lake Intermediate School for their generous donations to the 2005 Adopt-A-Family Program.

2.c. Department update by Public Works Director, Keith Jones.

3. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with Agency and Sanitary District Oral Communications.)

4. WRITTEN COMMUNICATIONS: None.

RECESS

CONDUCT AGENCY BUSINESS

CONDUCT SANITARY DISTRICT BUSINESS

RECONVENE

5. CONSENT ITEMS: (It is recommended that Items 5.a. through 5.i. be acted on simultaneously unless separate discussion and/or action is requested by a Council Member.)

5.a. Proclamation declaring March 7, 2006, as Arbor Day.

5.b. Amendment of City Council Policy No. 100-21, Conferences, Meetings, and Training.

5.c. Exoneration of Street and Drainage Improvement bonds for Tract Map No. 16767, a residential subdivision (Trask Avenue Cottage), located at 11311 Trask Avenue.

5.d. Agreement with J & S Striping to provide street striping and curb painting services on an as-needed basis. (Estimated cost: \$171,763.50)

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- 5.e. Plans and Specifications for Project No. 7264-C & D, Construction of Raised Medians on Garden Grove Boulevard between Beach Boulevard and Magnolia Street, with authorization to advertise for bids.
- 5.f. City's 2006 Investment Policy; and reappointment of City Treasurer and Deputy City Treasurer/Finance Director as persons responsible for the City's investments.
- 5.g. Minutes of Regular Meeting of the City Council held January 24, 2006.
- 5.h. Warrants.
- 5.i. Waiver of full reading of Ordinances listed for adoption.

6. PUBLIC HEARINGS:

- 6.a. General Plan Amendment No. GPA-4-05(A); Amendment No. A-123-05; a Development Agreement; and an Appeal of Site Plan No. SP-379-05 and Conditional Use Permit No. CUP-171-05. The Applicant, Lam Nguyen, is requesting to amend the General Plan Land Use designation by changing the current designation from Office Professional to Low Density Residential; to rezone the 1.8-acre site to Single Family Residential to allow a religious facility on this site; for Site Plan approval to construct a two-story, 13,000 square foot Buddhist Temple; and for Conditional Use Permit approval for the operation of the proposed religious facility. The subject site is located on the southeast corner of Chapman Avenue and Nutwood Street at 10510 Chapman Avenue.

The Planning Commission voted to deny the project, and an appeal of the Site Plan and Conditional Use Permit was filed by Council Member Rosen.

- 6.a.1. Resolution denying the General Plan Amendment and zone change amendment.
- 6.a.2. Resolution denying the Appeal of the Site Plan and Conditional Use Permit.
- 6.b. General Plan Amendment No. GPA-1-06(A); Planned Unit Development No. PUD-110-06; and Development Agreement. Olson Urban Housing,

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LLC, is requesting to change the General Plan Land Use from Mixed-Use to Medium-High Residential; to rezone the property from Harbor Corridor Specific Plan Office Professional to Planned Unit Development; and approval of a Development Agreement to construct an at grade parking structure with 159 dwelling units above the parking structure on a 3.8-acre parcel of land located on the east side of Palm Street, south of the intersection of Palm Street and Harbor Boulevard, at 12852 Palm Street.

6.b.1. Resolution approving the General Plan Amendment.

6.b.2. ORDINANCE NO. , for introduction and first reading, by title only, entitled

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-110-06, CHANGING THE ZONING DESIGNATION FROM HCSP-OP TO PLANNED UNIT DEVELOPMENT NO. PUD-110-06

6.b.3. ORDINANCE NO. , for introduction and first reading, by title only, entitled

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A DEVELOPMENT AGREEMENT BETWEEN OLSON URBAN HOUSING, LLC, AND THE CITY OF GARDEN GROVE

6.c. General Plan Amendment No. GPA-1-06(B). The City of Garden Grove is proposing to modify the housing density of the "Medium High Density Residential" land use designation from between 32.1 and 48 units per acre to between 32.1 and 60 units per acre.

6.c.1. Resolution approving the General Plan Amendment.

7. COMMISSION/COMMITTEE MATTERS: None.

8. ITEMS FOR CONSIDERATION: None.

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9. ORDINANCES PRESENTED FOR SECOND READING:

- 9.a. ORDINANCE NO. 2683 for second reading and adoption, by title only, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A DEVELOPMENT AGREEMENT BETWEEN YUET NGAN KWONG (PROPERTY OWNER) AND THE CITY OF GARDEN GROVE

10. MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS AND CITY MANAGER:

- 10.a. Appointment to the Planning Commission, as requested by Mayor Pro Tem Rosen. (Continued from meeting of February 14, 2006.)

11. ADJOURNMENT: to Saturday, March 11, 2006, 8:00 a.m., in the Crystal Cathedral Family Life Center, International Board Room, 12141 Lewis Street, Garden Grove.