

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
MAY 19, 2011

CALL TO ORDER: The study session of the Planning Commission was called to order at 6:00 p.m. in the Founders Room of the Community Meeting Center.

PRESENT: VICE CHAIR BUI
COMMISSIONERS BRIETIGAM, CABRAL, DOVINH,
ELLSWORTH

ABSENT: PAK

VACANCY: ONE

ALSO PRESENT: James Eggart, Assistant City Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Erin Webb, Senior Planner; Lee Marino, Senior Planner; Chris Chung, Associate Planner; Maria Parra, Urban Planner; Ed Leiva, Police Sergeant; Bill Murray, Public Works Director/City Engineer; Dan Candelaria, Traffic Engineer; Jim Dellalonga, Economic Development Senior Project Manager; Laura Stetson, Hogle Ireland; John Kaliski, Urban Studio; Judy Moore, Recording Secretary

Mixed Use Zoning discussed.

CALL TO ORDER: The regular meeting of the Planning Commission was called to order at 7:10 p.m. in the Council Chambers of the Community Meeting Center.

PRESENT: COMMISSIONERS BRIETIGAM, BUI, CABRAL, DOVINH,
ELLSWORTH

ABSENT: COMMISSIONER PAK

VACANCY: ONE

ALSO PRESENT: James Eggart, Assistant City Attorney; Karl Hill, Planning Services Manager; Lee Marino, Senior Planner; Chris Chung, Associate Planner; Ed Leiva, Police Sergeant; Bill Murray, Public Works Director/City Engineer; Dan Candelaria, Traffic Engineer; Judith Moore, Recording Secretary

PLEDGE OF
ALLEGIANCE:

The Pledge of Allegiance to the Flag of the United States of America was led by Commissioner Cabral and recited by those present in the Chambers.

ORAL
COMMUNICATIONS: None.

APPROVAL OF
MINUTES:

Commissioner Breitigam moved to approve the Minutes of April 21, 2011, seconded by Commissioner Cabral. The motion carried with the following vote:

AYES: COMMISSIONERS: BRIETIGAM, BUI, CABRAL, DOVINH,
ELLSWORTH

NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PAK
VACANCY: COMMISSIONERS: ONE

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-319-11
(MODIFICATION TO CUP-572-01)
APPLICANT: CHUCK SIROONIAN (TRAILS END RV STORAGE)
LOCATION: EAST OF WESTERN AVENUE BETWEEN CHAPMAN AVENUE AND LAMPSON
AVENUE AT 7580 CHAPMAN AVENUE
DATE: MAY 19, 2011

REQUEST: To add 110 self-storage containers, that are 8'-0" wide, by 10'-0" high, by 30'-0" long, to the currently improved RV/vehicle storage facility that occupies the Southern California Edison power line right-of-way easement and the western portion of the Union Pacific Railroad right-of-way. The proposed location for the storage containers will be along the east side of the site, which is currently improved, and designated for, RV/vehicle storage. The RV/vehicle storage facility will remain in full operation, and the operation, including operating hours, will remain the same. The site is in the Open Space (OS) zone.

Staff report was read and recommended approval.

Commissioner Dovich asked Staff to clarify the hours of operation and fencing around the property. Staff responded that the area was fenced with security provisions for the right-of-way; that the hours were daylight hours only for access to the site; that security was present during the daylight hours to assist with the coordination of opening the gates that occur at the railroad tracks; and that there have not been problems with any of the RV facilities along the easement.

Vice Chair Bui asked Staff to clarify the frequency restriction pertaining to visiting the storage containers. Staff explained that the containers would be dedicated for storage and not be for use as a private operation in order to prevent the constant disruption of people going in and out; that three or more visits per week would be considered too frequent to visit the containers; and that the matter would be looked into if the owner began receiving complaints.

Vice Chair Bui asked if container types included refrigerated containers. Staff responded that refrigerated containers would be excluded due to electrical requirements and noise.

Commissioner Dovich asked if all of the containers shown on the list were allowed. Staff responded that any refrigerated containers would not be allowed for this site.

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

Mr. Terry Teeple, the applicant's representative, approached the Commission.

Vice Chair Bui asked Mr. Teeple if he had read and agreed with the Conditions of Approval. He replied yes, and stated that the containers shown were 'dry personal storage containers'; that the site has professional security, including a 24-hour camera system, and has not had

any incidents; that the hours of operation were strictly day time; that refrigerated containers would not be allowed; and that the containers would not be used for any retail or commercial operation, however, a contractor may go in and out a few times a week, though this would not be the intent.

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

Commissioner Dovich stated that concern for who uses the storage should not be discriminatory; that there would be a concern if the containers were to warehouse products for commercial business; and that contractors should be able to come and go.

Commissioner Ellsworth commented that there would be no traffic impact; that the area was clean and quiet.

Staff added that there have been no calls for Police service.

Commissioner Brietigam added that the owners were good neighbors.

Commissioner Brietigam moved to approve Conditional Use Permit No. CUP-319-11, seconded by Commissioner Dovich, pursuant to the facts and reasons contained in Resolution No. 5738-11. The motion received the following vote:

AYES:	COMMISSIONERS:	BUI, BRIETIGAM, CABRAL, DOVINH, ELLSWORTH
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	PAK
VACANCY:	COMMISSIONERS:	ONE

PUBLIC HEARING:	SITE PLAN NO. SP-461-11 CONDITIONAL USE PERMIT NO. CUP-320-11
APPLICANT:	SUHMOON CHURCH
LOCATION:	SOUTHEAST CORNER OF LAMPSON AVENUE AND DALE AVENUE AT 8552 LAMPSON AVENUE
DATE:	MAY 19, 2011
REQUEST:	Site Plan approval to construct a two-story, 8,230 square foot multi-purpose building, in conjunction with the reconfiguration of the existing parking lot, on a lot improved with an existing one-story, 3,800 square foot church building, and an existing one-story, 2,950 square foot ancillary building. Also, a request for Conditional Use Permit approval to operate an existing church, Suhmoon Church. The site is in the R-3 (Multiple Family Residential) zone.

Staff report was read and recommended approval. A modification to the Conditions of Approval removed Condition Nos. 15 and 16 as the conditions did not pertain to the project. One letter of opposition was written by Thanh Van Tran in regard to the project creating a higher density.

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

Mr. Do Myung, the applicant's representative, approached the Commission and described the project.

Vice Chair Bui asked Mr. Myung if he had read and agreed with the Conditions of Approval. He replied yes.

Commissioner Dovich asked Mr. Myung to describe the current number for church attendance and student enrollment. Mr. Myung responded that Sunday average attendance was 180 people with no expectation of an increase; and, that the educational department has approximately 30 members.

Commissioner Ellsworth asked Mr. Myung if any discussion occurred with the neighbors. Mr. Myung replied that there were no concerns from neighbors.

Commissioner Cabral asked if there would be no change. Mr. Myung responded that service hours would remain the same and that there would be more space to accommodate classrooms and study groups.

Ms. Pam Rogers approached the Commission and expressed her concerns that a charter school may open at the church, similar to what happened with the previous tenants.

Commissioner Ellsworth asked Ms. Rogers if there had been issues. She responded no, however, the previous tenants opened a charter school and children were outside playing on a daily basis.

Commissioner Dovich asked Ms. Rogers if area parking was a concern. Ms. Rogers replied no, not at this time, that parking was adequate.

Vice Chair Bui asked Ms. Rogers to describe the type of school opened by the previous tenants. Ms. Rogers replied a charter school, with children present most of the time.

Mr. Myung stated that the building would not have new classrooms for during regular business hours; and that the intent was to accommodate current services on Sunday with normal service hours.

Commissioner Dovich asked Mr. Myung if the intent was to open a charter school. He replied no.

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

Commissioners Brietigam and Cabral asked Staff if a charter school would require a new conditional use permit. Staff replied yes, as the scope and intensity of the operation would change.

Commissioner Dovich commented that the new accommodations for membership were necessary; and that neighboring residents were concerned with child supervision.

Commissioner Dovich moved to approve Site Plan No. SP-461-11 and Conditional Use Permit No. CUP-320-11, with modifications to the Conditions of Approval, seconded by Commissioner Ellsworth, pursuant to the facts and reasons contained in Resolution No. 5739-11. The motion received the following vote:

AYES: COMMISSIONERS: BUI, BRIETIGAM, CABRAL,
DOVINH, ELLSWORTH
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PAK
VACANCY: COMMISSIONERS: ONE

PUBLIC HEARING: SITE PLAN NO. SP-462-11
CONDITIONAL USE PERMIT NO. CUP-321-11
APPLICANT: FORMOSAN PRESBYTERIAN CHURCH
LOCATION: EAST SIDE OF FAIRVIEW STREET, SOUTH OF GARDEN GROVE
BOULEVARD AT 13072 FAIRVIEW STREET
DATE: MAY 19, 2011

REQUEST: Site Plan and Conditional Use Permit approval for the expansion of an existing church to include a two-phased expansion of the church's existing fellowship hall with new classrooms, an expanded multi-purpose room, a new kitchen and restrooms, along with the reconfiguration of the existing parking lot to increase the number of parking spaces from 76 to 100. Phase One includes men's and women's bathrooms, a classroom, an expanded multi-purpose room, and a new kitchen area. Phase Two includes four classrooms. The parking lot will be completed with the completion of the first phase. The site is in the R-1 (Single-Family Residential) zone.

Staff report was read and recommended approval with a mention that Public Works Conditional No. 15 was deleted as the Condition did not pertain to the project.

Commissioner Ellsworth asked if the City of Santa Ana commented on the project. Staff replied no.

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

Mr. Riley Marquis, the applicant, approached the Commission.

Vice Chair Bui asked Mr. Marquis if he had read and agreed with the Conditions of Approval. He replied yes.

Commissioner Dovinh asked for the project's completion time. Mr. Marquis responded that if financing was in place, the hope was to build the entire project at once beginning this summer with the first phase, with completion this year; that if only partial financing were available, the schedule was unknown for the second phase.

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

Commissioner Cabral moved to approve Site Plan No. SP-462-11 and Conditional Use Permit No. CUP-321-11, with a modification to the Conditions of Approval, seconded by Commissioner Brietigam, pursuant to the facts and reasons contained in Resolution No. 5740-11. The motion received the following vote:

AYES: COMMISSIONERS: BUI, BRIETIGAM, CABRAL,
DOVINH, ELLSWORTH
NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: PAK
VACANCY: COMMISSIONERS: ONE

MATTERS FROM
COMMISSIONERS:

Commissioner Dovinh moved to select Vice Chair Bui as Chair, seconded by Commissioner Brietigam. The motion carried with the following vote:

AYES: COMMISSIONERS: BRIETIGAM, BUI, CABRAL,
DOVINH, ELLSWORTH
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PAK
VACANCY: COMMISSIONERS: ONE

Commissioner Ellsworth moved to select Commissioner Cabral as Vice Chair, seconded by Commissioner Brietigam. The motion carried with the following vote:

AYES: COMMISSIONERS: BRIETIGAM, BUI, CABRAL,
DOVINH, ELLSWORTH
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PAK
VACANCY: COMMISSIONERS: ONE

Commissioner Ellsworth congratulated the Planning Commission's former Chair, Kris Beard, upon his appointment to the City Council, and as this was Commissioner Ellsworth's last meeting, he also thanked fellow Commissioners and Staff for their assistance during his tenure on the Planning Commission.

Vice Chair Cabral also thanked Commissioner Ellsworth for his expertise and wished him well.

Commissioner Dovinh then congratulated Kris Beard, Chair Bui, and Vice Chair Cabral on their new positions, and noted that Commissioner Ellsworth would be missed and wished him the best. Commissioner Brietigam and Chair Bui echoed the sentiments, adding that it was a pleasure working with Commissioner Ellsworth.

MATTERS FROM
STAFF:

Staff also thanked Commissioner Ellsworth for his time on the Planning Commission and reminded all of the Commissioners that they were sincerely appreciated for their service. Staff then mentioned that the next Planning Commission meeting would probably be held on July 21st.

ADJOURNMENT:

Chair Bui moved to adjourn the meeting at 8:10 p.m., seconded by Commissioner Brietigam. The motion received the following vote:

AYES: COMMISSIONERS: BRIETIGAM, BUI, CABRAL,
DOVINH, ELLSWORTH
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PAK
VACANCY: COMMISSIONERS: ONE

JUDITH MOORE
Recording Secretary