

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CALIFORNIA

THURSDAY  
AUGUST 3, 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: Omar Sandoval, Assistant City Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Erin Webb, Senior Planner; Lee Marino, Senior Planner; Maria Parra, Associate Planner; Dan Candelaria, Civil Engineer; Keith Jones, Public Works Director; Robert Fowler, Police Department; MaryAnn Hamamura, Deputy Community Development Director; Alison Moore, Project Manager; Greg Blodgett, Project Manager; Aaron Schultz, Economic Development Specialist; Judith Moore, Recording Secretary.

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

ORAL COMMUNICATION: One person asked for clarification on the demolition of the center islands on Garden Grove Boulevard from Brookhurst Street to Century Boulevard. Staff stated that a new sewer line was being installed and that at a future time, the medians would be reconstructed.

APPROVAL OF MINUTES: Commissioner Callahan moved to approve the Minutes of July 20, 2006, with one amendment, seconded by Chair Jones. The motion carried with the following vote:

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

PUBLIC HEARING: TENTATIVE PARCEL MAP NO. PM-2006-172  
VARIANCE NO. V-147-06

APPLICANT: MY TRONG NGO  
LOCATION: NORTHEAST CORNER OF DOROTHY AVENUE AND WESTLAKE STREET AT  
10601 DOROTHY AVENUE

DATE: AUGUST 3, 2006

REQUEST: Tentative Parcel Map approval to subdivide one 13,074 square foot lot into two separate lots (one at 7,641 square feet and one at 5,433 square feet) in conjunction with a request for a Variance from Section 19.16.050 of the

City Code for a reduced lot area in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended denial. One letter of opposition was written by Diane Drake with concerns regarding the lot being too small; the attraction of gangs; and the lowering of property values.

Commissioner Chi asked staff to clarify large R-3 multi-family developments. Staff replied that 'large' referred to larger than single-family residential; that the subject property could potentially hold four units based on allowable density; and that the property's zoning was probably changed from R-1 to R-3 during the 1970's.

Commissioner Pak asked staff to clarify the discrepancy between the number of R-1 and R-3 zoned properties in proximity to one another. Staff replied that zoning designations occurred over time and that 8,000 square feet was the average size for an R-3 property.

Commissioner Callahan added that a 7,200 square foot standard was created due to sewer septic system issues.

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

The applicant's representative, Mr. Bart Kasperowicz, approached the Commission and asked for a continuance to the next regular Planning Commission meeting. He also commented that the applicant disagreed on a portion of the evidence; that the Variance would lower the density; that the lot is already substandard; that no one wants to park on the sidewalk; and that the recommendation is against the General Plan in that variances are for deviations.

Staff recommended that if the case is continued to a date certain, testimony should be taken and the public portion of the hearing would remain open.

Commissioner Chi commented that the property already seemed divided; that the studio unit appears to be a garage; that granting the Variance would help to alleviate parking problems, and would lower density.

Vice Chair Margolin commented that the property would be of better future use if left undivided.

Chair Jones commented that it is unlikely a redevelopment agency would come in and assemble the divided property for a master plan and that he is in favor of smaller projects.

Commissioner Pak commented that corner lots probably have more potential for deviation.

Commissioner Callahan commented that dividing the property would not help the City in the future.

Commissioner Pierce cited two similar size lots on the map that were divided.

Commissioner Lecong commented that the Planning Commission needs to support the General Plan in that dividing the property would not be helpful in the future.

Commissioner Chi commented that a lower density would be better for the lot.

There being no further comments, the public portion of the hearing was left open until the next regularly scheduled Planning Commission meeting on September 7, 2006.

Chair Jones moved to continue the case to September 7, 2006, seconded by Commissioner Callahan. The motion carried with the following vote:

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

PUBLIC

HEARING:  
APPLICANT:  
LOCATION:  
DATE:

SITE PLAN NO. SP-403-06  
JOHN LOPEZ  
EAST SIDE OF LUCILLE AVENUE, NORTH OF GARDEN GROVE BOULEVARD  
AT 12812 LUCILLE AVENUE  
AUGUST 3, 2006

REQUEST:

To construct two (2) detached, two-story, multiple-family residential units with a combined living area of 4,625 square feet, located on a 10,877 square foot lot; each unit shall have a two-car garage. The site is in the R-2 (Limited Multiple 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.

The applicant, Mr. Richard Lopez, approached the Commission and stated that he had read and agreed with the Conditions of Approval.

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

Vice Chair Margolin moved to approve Site Plan No. SP-403-06, seconded by Chair Jones, pursuant to the facts and reasons contained in Resolution No. 5556. 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-389-06  
APPLICANT: DZUNG (DENNIS) VO  
LOCATION: SOUTHEAST CORNER OF LAMPSON AVENUE AND JOSEPHINE STREET AT  
8752 LAMPSON AVENUE  
DATE: AUGUST 3, 2006

REQUEST: To construct a two-story, 5,630 square foot residential duplex with two (2) attached, two-car enclosed garages on a 12,875 square foot lot. The site is in the R-3 (Multiple-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.

The applicant's representative, Mr. Dzung (Dennis) Vo, approached the Commission.

Chair Jones asked Mr. Vo if he had read and agreed with the conditions of approval. Mr. Vo replied yes.

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

Vice Chair Margolin moved to approve Site Plan No. SP-389-06, seconded by Commissioner Lecong, pursuant to the facts and reasons contained in Resolution No. 5535. The motion carried with the following vote:

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

PUBLIC HEARING: NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-113-06  
SITE PLAN NO. SP-400-06  
TENTATIVE TRACT MAP NO. TT-17025  
DEVELOPMENT AGREEMENT  
APPLICANT: OLSON URBAN HOUSING, LLC  
LOCATION: WEST SIDE OF HASTER STREET, SOUTH OF LAMPSON AVENUE AT 12681  
HASTER STREET  
DATE: AUGUST 3, 2006

REQUEST: To rezone the 3.8-acre site to Residential Planned Unit Development; Site Plan approval to develop the northern half with 33 three-story town home dwelling units; and Tentative Tract Map approval to create the subdivision to allow for the sale of the units. A reciprocal access and parking arrangement is included between the existing 62 bed residential convalescent care facility on the site's southern half and the proposed town

home development on the northern half. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval.

Commissioner Chi asked staff to clarify the traffic study Table A (Existing Intersection) and Table C, in that there is a discrepancy between the Level of Service designations of F (Table A) and E (Table C). Staff stated that the discrepancy is most likely a typographical error and that Table A should be Level of Service E. Staff also stated that this project would not have a significant impact on traffic.

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

The applicant's representative, Ms. Kim Prijatel, approached the Commission and distributed pictorial booklets indicating tandem parking; stated that the Level of Service discrepancy was an error and that Level E is correct; that the applicant had read and agreed with the Conditions of Approval, inclusive of the revised Condition Nos. 30 and 34; that more units had been added, however, the project units are smaller; that parking is always an issue; and that fines could be imposed for parking violators.

Ms. Verla Lambert approached the Commission and reminded the Commissioners that public green space is important and that she would like to see more from developers.

A resident from the nearby mobile home park approached the Commission and asked how the development would affect her mobile home park. Staff stated that the mobile home park would not be affected.

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

Vice Chair Margolin expressed his support of the project and cited that the property owner has the right to build on his property.

Chair Jones asked staff if an access way from the development was located on the perimeter of Twin Lakes Park. Staff replied no, however, in the evening the park draws undesirable characters, and that is part of the reason for the perimeter block wall.

Commissioner Callahan expressed his support of the project stating that the project would enhance the City of Garden Grove.

Commissioner Pak asked staff if the second access point was required. Staff replied the southerly access point allows for larger vehicles to go around to the back side of the convalescent facility to exit on Haster Street.

Commissioner Callahan moved to adopt the Negative Declaration, recommend Planned Unit Development No. PUD-113-06 and the Development Agreement to City Council, and approve Site Plan No. SP-400-06, and Tentative Tract Map No. TT-17025, with amendments to Condition Nos. 30 and 34, seconded by Commissioner Lecong, pursuant to

the facts and reasons contained in Resolution Nos. 5557 (PUD/DA) and 5558 (SP/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:

NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-114-06  
SITE PLAN NO. SP-404-06  
VARIANCE NO. V-145-06  
TENTATIVE TRACT MAP NO. TT-17087  
STREET VACATION NO. SV-115-06  
DEVELOPMENT AGREEMENT

APPLICANT:  
LOCATION:

SHELDON GROUP  
1.70 ACRES OF EXISTING PUBLIC PARKING LOT BOUNDED BY GARDEN GROVE BOULEVARD, GROVE AVENUE, ACACIA PARKWAY, AND THE ALLEYWAY BETWEEN MAIN STREET AND GROVE AVENUE. ACCESSOR PARCEL NUMBERS INLCUDE 089-213-02, 28, 29, 31, 32, AND 47

DATE:

AUGUST 3, 2006

REQUEST:

Site Plan approval to construct a five-story mixed-use building with a total of 100 condominium units, consisting of 88 residential and 12 live/work, along with a subterranean garage for assigned residential parking. The first floor has 12 live/work units facing Grove Avenue, with on-grade parking for use by visitors and Main Street customers. The PUD will allow for a mixed-use development, and a Variance request is included to waive the five-acre minimum site area requirement. The site is in the CCSP-MX (Community Center Specific Plan-Mixed Use) zone.

Staff report was read and recommended approval.

Vice Chair Margolin asked staff to explain how the parking would work during construction, and would the City of Garden Grove have input on selecting a developer.

Staff replied that the applicant would elaborate on the parking and that the DDA will specify any partnerships with the Sheldon Group and would state the name of the development team.

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

The applicant, Mr. Steve Sheldon, approached the Commission and distributed project booklets; stated that during construction, parking for workers would most likely be at the Methodist Church from Monday through Saturday; that valet parking was also a possibility; that he has read and agreed with the Conditions of Approval inclusive of the revised Condition Nos. 24, 25, 38 and 41; that parking is the main issue; that parking signs would designate types of parking; that the Main Street merchants and neighbors are aware of the project; that artwork for the 'art in public places' has been budgeted; and that an annual maintenance

contribution of \$12,000 would be given through the City for the Main Street merchants.

Mr. Dan Withee, the project architect, approached the Commission and described the project further, especially the live/work office space concept, and noted that the resident subterranean and open parking above is accessible to commercial users and guests.

Commissioner Callahan asked if the subterranean garage would be well vented in case of fire. The applicant replied yes.

Vice Chair Margolin commented that the false balconies were an attractive addition to the back of the building.

Chair Jones asked staff for the garage vehicle clearance height. The applicant replied 8'-2".

The applicant described the amenities in the project such as a community meeting room; a workout room; a lobby area; three courtyards; a Jacuzzi; an outdoor barbeque; green space areas; water features; that the third level has a rooftop balcony; that 162 parking spaces are subterranean, with an additional 107 on-grade spaces; that 146 spaces are available for Main Street businesses; that there is a parking demand along with room for growth; that after the project is completed, there would be 466 spaces public parking spaces; and that the 50 permitted parking spaces allocated for the merchants could potentially be employee parking.

Commissioner Pak asked staff if the water table is acceptable for the project. Staff replied yes, that the water table is at least 20'-0" deep with no liquefaction.

Ms. Robin Marcario approached the Commission with comments regarding the preference for 80 units and lower density; that parking needs to be addressed; that half of the Home Depot parking lot is not utilized; that the 12 live/work units are appealing; that the changes in Condition Nos. 38, 39, 40 and 46 should include the 'at owner/developer's expense' clause; and that sewer issues need to be addressed.

Mr. Scott Weimer, President of the Downtown Business Association, approached the Commission and stated that the Association is in support of the project; that mixed-use developments are the current trend; that higher density would have a positive effect on the downtown area; that parking is the main issue; that the parking study was not an accurate survey as many of the Main Street buildings are empty or are used for storage; that full occupancy would require approximately 600 parking spaces; that he did not see the ongoing financial contributions to the Parking and Main Street Maintenance Fund as a condition in the staff report; that the fund that maintains enhancements to Main Street would be bankrupt in a year; that the Downtown Business Association would like to see the proposal process for more options; and that the proposal process was not utilized in this case.

Commissioner Pak pointed out that the 25 parking spaces at the senior Acacia Village are not utilized as many of the residents do not drive.

Staff clarified that the DKS parking study utilized the shopping center standard for one person who would visit several shops, instead one person who would visit a stand-alone shop; that the parking numbers are based on shared shopping; and that the 446 spaces were a walk-able distance.

Ms. Paige Blodgett, a Main Street merchant, approached the Commission and expressed concerns with commercial, residential, and tandem parking. She also commented that the enforcement team for CC & R's is typically neighbors; that the enforcement should go beyond the Homeowner's Association; and that a master plan should be implemented.

Mr. Peter Katz, a Commissioner on the Main Street Parking Commission, approached the Planning Commission, and commented that the Main Street Parking Commission was formed to keep downtowns from dying; that the scope of the district is broader than Main Street; that the periodic events do take up parking; and that the project looks great.

Mr. Leo Zlacket, a Main Street merchant, approached the Commission and agreed that parking is the main issue; that none of the parking lots have ever been filled to capacity; that the project would be a boost to the area; and that he is a proponent of demolishing Main Street to revitalize the area.

The applicant pointed out that tandem parking is a necessity due to the configuration of the lot; that tandem parking is successful in other communities; that people who are aware of the tandem parking would be the buyers; that there is assigned parking; that only 75% of the spaces are tandem; that a key card would prevent non-residents from parking below; that the public parking would be owned and maintained by the Homeowner's Association; that the Sheldon Group would be in charge of the Homeowner's Board for the first year to create a strong standard.

Commissioner Pierce asked if the red curbing would be kept on Grove Avenue. The applicant replied no, that 20 parking spaces would be added.

Chair Jones pointed out that Main Street does not have T-markers for parking. The applicant commented that adding striping for T-markers would be included.

Chair Jones asked the applicant if he agreed to the contribution condition. The applicant replied yes, and staff added that they would assist with the language.

Commissioner Pak asked the applicant if additional temporary parking during construction could be available for workers and employees at Coastline College. The applicant agreed to look into the matter.

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

Chair Jones commented that adding residential into a main street area is good; that adjacent developments did not attract people to Main Street; that the development would attract higher quality tenants; that a master plan would be good; that this project could be a Phase I; that the Main

Street merchants should also help themselves; that the project has room to expand; and that property values would not be decreased.

Vice Chair Margolin expressed his support of the revitalization of Main Street in that the development would bring in more people; and that a busy business area is better than a non-busy area.

Commissioner Lecong said the contribution condition would help Main Street; that parking is a problem all over; and that the current Main Street is disappointing.

Commissioner Pak commented that he patronizes Main Street and would like to see the area more crowded.

Commissioner Chi expressed his support of the project and suggested that more uniform lighting may improve Main Street; that more streetscape improvements were needed; and that a monument sign would be good.

Staff commented that Main Street has historic light standards; brick patterns on sidewalk; that improvements to the alley/passageway are conditioned for the project such as light standards in the alley, re-landscaping areas, a paving plan, and signage; and that any improvement suggestions should go to the Main Street Commission.

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

Mr. Leo Zlacket stated that the clean up of Main Street is the responsibility of the property owner's through special assessment property taxes; that raising the lineal foot charges was turned down by the property owners due to a lack of progress and deterioration.

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

Commissioner Callahan moved to adopt the Negative Declaration, recommend Planned Unit Development No. PUD-114-06, Street Vacation No. SV-115-06, and the Development Agreement to City Council, and approve Site Plan No. SP-404-06, Variance No. V-145-06, and Tentative Tract Map No. TT-17087, with amendments to Condition Nos. 24, 25, 38 and 41, and the addition of the contribution condition, seconded by Commissioner Pak, pursuant to the facts and reasons contained in Resolution Nos. 5559 (PUD/SV/DA) and 5560 (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

MATTERS  
FROM

COMMISSIONERS: Commissioner Callahan described the events during his Police Department ride-along and recommended that all of the Planning Commissioners take the opportunity to do a ride-along.

Staff added that ride-alongs could be arranged; that Friday and Saturday nights are the best; and that the experience is good for a better understanding of what goes on in the City at night.

Commissioner Lecong commented that he had received calls regarding trash bins left on 8822 Dakota Street for nearly a year. Staff replied that the problem is a Code Enforcement issue, and that Code would look into the matter.

Commissioner Pak asked staff if there were extra Millennium badges available from the Police Department. Staff replied that the matter would be looked into.

MATTERS

FROM STAFF: Staff stated that there would not be a Planning Commission meeting on August 17, 2006, and that the next regularly scheduled meeting would be Thursday, September 7, 2006.

ADJOURNMENT: The meeting was adjourned at 11:30 p.m.

JUDITH MOORE  
Recording Secretary