

**MINUTES
PARKING & MAIN STREET COMMISSION
January 11, 2007**

The regular meeting of the Parking and Main Street Commission of the City of Garden Grove commenced at 7:35 by the recording secretary.

ROLL CALL:

PRESENT: Chair Radi
Vice - Chair Jauregui
Commissioner Weimer
Commissioner Katz
Commissioner Wakula
Commissioner Zlaket

ALSO PRESENT: Ron Meislahn, Facilities Maintenance Manager, Joy Getz, Finance, Karl Hill, Planning Manager, Lee Marino, Planner, and George Allen, Traffic Engineer.

PLEDGE OF ALLEGIANCE:

Chair Radi led the Pledge of Allegiance.

APPROVAL OF MINUTES:

The minutes of September 14, 2007 were approved as presented with one minor correction; on page 1, second paragraph, should be "Item #2" not 3. Commissioner Zlaket moved, seconded by Commissioner Katz to approve the minutes.

- The motion carried by all aye votes.

ITEMS FOR DISCUSSION

ITEM NO. 1 – Revenue and Expenditure Statement for June, July, August, September, October, and November 2006

Commissioner Weimer asked for clarification in regards to the "professional services" in November for District 1.

Mr. Meislahn explained this is the report that must be completed once per year; Harris and Associates completed it.

Commissioner Katz moved, seconded by Commissioner Zlaket to approve the Revenue and Expenditure Statement for June through November 2006.

Parking and Main Street Commission
January 11, 2007
Page 2 of 6

The motion carried by the following vote:

AYES: COMMISSIONERS: Katz, Zlaket, Weimer, Radi, Wakula,
and Juaregui

NOES:

ABSTAIN:

ABSENT:

ITEM NO.2 - Recommendation regarding a potential Code Amendment to allow housing on properties located on Main Street, between Garden Grove Boulevard and Acacia Parkway. – LEE MARINO

Mr. Lee Marino, Planning, introduced the staff report.

Commissioner Wakula inquired if staff took into account all the empty buildings on Main Street that are being retrofitted into the observed demand scenario.

Mr. Marino responded in the affirmative.

Commissioner Katz inquired about the further restriction of parking if current development, residential or commercial, expanded and if it was exclusive to existing businesses or if it included proposed future construction that may come in.

Mr. Marino stated that that yes, this applied to both, which is why each unit is limited to only two (2) sleeping rooms. Whether it is two stories or three stories, parking is limited to the number of sleeping rooms. So that new construction on Main Street from Garden Grove Boulevard to Acacia Parkway is limited to only two (2) sleeping rooms; therefore, only 2 parking spaces per unit. However, if a building was to be demolished and a change of use was implemented then the new development would follow code, i.e., Salvation Army demolished and a new restaurant is constructed.

Commissioner Katz inquired about the two parking studies that were completed in 2001 and in 2006; would the increase of traffic then increase the amount of parking being used?

Mr. Allen, the City Traffic Engineer, responded that if you have an increase of approximately 5% in traffic you would only have an increase of 1.5% in parking use because most of the traffic is bypass traffic.

Commissioner Zlaket inquired about building a parking structure and what the feasibility of building a parking structure would be.

Karl Hill responded that from a planning standpoint a parking structure could be built. However, the first question would be where is the money going to come from. Proper agreements and or modifications to the agreements would have to be

Parking and Main Street Commission

January 11, 2007

Page 3 of 6

put into place between the City, the School District and any other parties that might be involved. Staff has considered this, however, again, the issue becomes where is the money going to come from to build the structure. The City is going through a "General Plan" update, and one of the considerations is too look at the detail of the immediate "downtown" area and Main Street / Garden Grove Boulevard area so that building a parking structure could be folded into the update for a future project analysis.

Commissioner Zlaket inquired as to who owns the parking lot that Coastline Community College is located on.

Mr. Meislahn stated Coastline Community College owns the north parking lot and the other side is leased to La Verne College.

Commissioner Katz suggested approaching the college with an agreement to build residential units above a parking structure for college staff.

Commissioner Wakula stated the college has been approached and they were very agreeable; Brandywine Development designed the project.

Commissioner Weimer inquired as to where the available 446 spaces are located.

Mr. Marino explained the parking spaces would be located in the parking structure of the Sheldon Project and some along Grove Street and along Acacia Parkway as well as along Main Street and the various existing parking lots.

Commissioner Weimer commented that the condominium units on Acacia Parkway and the apartment complex on the corner of Grove Street and Acacia parkway are using on street parking as well the college parking lot. As far as the Sheldon Project is concerned Commissioner Weimer calculated that the parking structure that is proposed by the Sheldon Project would be used completely by the tenants and residents of that project so that these numbers staff used in its report are not accurate.

Mr. Marino informed the Commission that staff took a more conservative approach to the numbers because staff is aware of the off site parking that is being utilized by the condominiums and the apartment complexes.

Commissioner Katz inquired if the Traffic Division could sign "No Overnight Parking" on Grove Street and Acacia Parkway.

Mr. Allen responded that this could go to the Traffic Commission; if it was recommended it would then be forwarded on to City Council.

Parking and Main Street Commission

January 11, 2007

Page 4 of 6

Scott Weimer, 12866 Main Street, addressed the Commission. Parking is the main concern. Mr. Weimer referred to the GKS report indicating that per the City Municipal Code, the requirements for the buildings on the west side requires 265 spaces and they are 100 shy of that number even before the Sheldon Project moves forward. Mr. Weimer believes staff's parking report of available parking spaces is inaccurate. He also indicated that tandem parking (which, the Sheldon Project proposes) will not work nor is it legal without a parking attendant, according to the City's Municipal Code. He agrees that building residential units above the commercial property is a good idea but he doesn't believe it will work due to the parking problem.

Commissioner Katz would like City Council to know that the Commission has a positive attitude for the development and for the City to be viably built downtown that it is absolutely critical Council work with the Commission to build a parking structure and/or negotiate with the college for more parking.

Commissioner Jauregui inquired if staff had considered the possibility of restaurants coming to Main Street and would there be allowances for the parking that is needed to accommodate these restaurants?

Mr. Marino responded staff takes that into consideration and realizes there are some uses that will be nonconforming.

Commissioner Wakula inquired as to the formula for parking spaces.

Mr. Marino gave the formulation that Planning uses.

Commissioner Zlaket inquired as to why the City is not interested in one larger overall project for the "Downtown Area".

Scott Weimer addressed the Commission. He explained there was a master plan in progress from a developer's point of view, which included drawings, renderings, and with the Garden Grove Downtown Business Association prior to the exclusive negotiating agreement granted to the Sheldon Project, which would have involved an all encompassing downtown project.

Commissioner Radi clarified that this code amendment would be put in place for this year and is being put into place because the Sheldon project is going to encompass residential as well as commercial units.

Mr. Hill commented that many property owners requested being able to build dwelling units above their existing buildings; this code amendment addresses those concerns and will allow property owners to build above the existing property.

Parking and Main Street Commission
January 11, 2007
Page 5 of 6

Mr. Hill noted that the Sheldon Project did go through the process, public hearings, Planning Commission and ultimately City Council.

Commissioner Zlaket would like a cost for a parking structure.

Mr. Allen commented that a parking structure is running approximately \$250.00 per parking stall.

Commissioner Katz moved, seconded by Commissioner Zlaket to approve the code amendment with consideration for additional parking and to include the preservation of the historical value of the street and the architectural integrity of the buildings with uniformity.

The motion carried by the following vote:

AYES: Commissioners: Katz, Zlaket, Weimer, Radi, Wakula,
and Juaregui

NOES:

ABSTAIN:

ABSENT:

ITEM NO. 2 – PARKING ON MAIN STREET ~ GEORGE ALLEN, TRAFFIC ENGINEER

The staff report was introduced to sign Main Street "No Parking 7 a.m. to 4 p.m. Sundays Only" and to include the day and time of Friday night's car show. This item was taken to the Traffic Commission first because the Traffic Commission met prior to this meeting on January 2, 2007. The Traffic Commission accepted the recommendation to sign Main Street as stated previously upon the condition the Garden Grove Parking and Main Street Commission concurred.

Commissioner Wakula noted Main Street Café opens at 5:00 a.m. and this would not be appropriate to restrict the parking for its customers.

Chair Radi moved, seconded by Commissioner Wakula to deny the request to sign Main Street " No Parking 7 a.m. to 4 p.m. Sundays Only".

The motion carried by the following vote:

AYES: Commissioners: Juaregui, Zlaket, Radi, Wakula, and Katz

NOES:

ABSTAIN: Commissioner Weimer

ABSENT:

Parking and Main Street Commission
January 11, 2007
Page 6 of 6

OTHER MATTERS

Commissioner Zlaket was going to resign, however there was no one available to fill this position. He decided to stay.

Scott Wiemer, President of the Downtown Garden Grove Business Association, addressed the Commission. He had been asked to come before the Commission to ask for a judicial review with regards to numerous irregularities of the approval process for the Sheldon Project.

Chairperson Radi called for a special meeting of the Parking and Main Street Commission to be held on January 18, 2007 to discuss the sale of parking lot #1 and the disbursement of monies from the sale.

The meeting was adjourned at 8:55 a.m.

Respectfully Submitted,

Rosemarie Jacot
Recording Secretary