

RESUME'
A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

APRIL 3, 2003

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:00 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN
All Present.

1. Discussion of International West Harbor Boulevard plan.
2. Questions regarding Agenda items.
3. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY CALLAHAN, FREZE, HUTCHINSON, NGUYEN
All Present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
Led by Chair Butterfield.

A. ORAL COMMUNICATIONS - PUBLIC

Ms. Connie Margolin, President of the Chamber of Commerce, approached the Commission. She expressed pride in Brandywine Development projects that are in the City and confidence in her associate Ms. Donna Chessen.

Ms. Verla Lambert approached the Commission. She commented that she understood that the State is requiring cities to provide housing, however, she is against creating higher density with the small lot developments. She expressed concern about higher density having a negative impact on water and life quality.

Mr. Harry Pearce approached the Commission. He commented on the lack of standards written for the small lot developments. He expressed concern that the residential planned unit developments that are gated communities with private streets, will require residents to pay association fees on top of property taxes, and not be provided comparable city services as properties with just residential zoning. He stated that there should be a moratorium put on all planned unit developments in order for standards to be developed.

B. APPROVAL OF MINUTES: March 20, 2003

Approved with an amendment.

C. CONTINUED PUBLIC HEARINGS (Authorization for the Chairman to execute Resolution shall be included in the motion.)

C.1. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-4-02
PLANNED UNIT DEVELOPMENT NO. PUD-146-02
SITE PLAN NO. SP-318-02
VARIANCE NO. V-296-02
TENTATIVE TRACT MAP NO. TT-16449
DEVELOPMENT AGREEMENT

APPLICANT: JOHNSTON REAL ESTATE
LOCATION: SOUTHEAST CORNER OF CHAPMAN AVENUE AND NUTWOOD STREET AT 10510 CHAPMAN AVENUE

REQUEST: To allow a change to the General Plan designation from OP (Office Professional) to LMDR (Low Medium Density Residential) and rezone an approximate 1.78 acre site from OP to Residential Planned Unit Development. Also a request for a Variance to deviate from the required minimum lot size, a Site Plan to construct 16 single-family homes, a Tentative Tract Map for a 19-lot subdivision and a Development Agreement.

ACTION: Other than the applicant, no one spoke in favor and six people spoke against the project. Resolution Nos. 5337 and 5338 approved six ayes with amendments to the conditions, and Commissioner Barry voting no. No further action required on the Site Plan, Variance and Tentative Tract Map unless appealed by April 24, 2003. City Council action required on the General Plan Amendment, Planned Unit Development, and Development Agreement; recommended date is May 27, 2003.

D. PUBLIC HEARINGS (Authorization for the Chairman to execute Resolution shall be included in the motion.)

D.1. MODIFICATION TO CONDITIONAL USE PERMIT NO. CUP-572-01

APPLICANT: TRAILS END RV STORAGE
LOCATION: EAST OF WESTERN AVENUE SOUTH OF CHAPMAN AVENUE NORTH OF LAMPSON AVENUE ON SOUTHERN CALIFORNIA EDISON EASEMENT AND A PORTION OF UNION PACIFIC RAILROAD RIGHT OF WAY

REQUEST: To allow a modification to the conditions of approval to replace an approved five foot wide landscape planter along the east side of Trails End RV storage facility with an eight foot high block-wall. The site is located in the OS (Open Space) zone.

ACTION: Other than the applicant, no one spoke in favor, three people spoke against the request, and there was a letter from the City of Stanton requesting a denial. Resolution No. 5354 denied by seven ayes. No further action unless appealed by April 24, 2003.

D.2. NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-100-03
SITE PLAN NO. SP-321-03
TENTATIVE TRACT MAP NO. TT-16498
DEVELOPMENT AGREEMENT

APPLICANT: TAFT AVENUE COTTAGES ASSOCIATION LLC.
LOCATION: EAST SIDE OF TAFT STREET NORTH OF TRASK AVENUE AT 13392
AND 13412 TAFT STREET

REQUEST: To allow a 3.2 acre site to be rezoned Planned Unit Development, subdivide the property into 37 lots, and build 33 single family two story detached homes. The site is located in the R-3 (Multi-Family Residential) zone.

ACTION: Other than a representative and the applicant, no one spoke in favor of the request, one person spoke against the request, and an anonymous individual wrote a letter against the project. Resolution Nos. 5355 and 5356 approved by six ayes with Vice Chair Jones absent. No further action on the Site Plan and Tentative Tract unless appealed by April 24, 2003. City Council action required on the Planned Unit Development and Development Agreement; recommended date is May 27, 2003.

E. ITEM FOR CONSIDERATION

E.1. ADOPTION OF CODE OF ETHICS
Acknowledged.

F. MATTERS FROM COMMISSIONERS

Commissioner Nguyen expressed her appreciation to staff and commented on staff's professionalism.

Commissioner Freze asked how the school district is notified by the city about housing developments. Staff stated that a notice is mailed to the school district as well as a courtesy call from Planning staff to the district administrators.

Commissioner Barry asked about the temple on Ocean Breeze Drive. Staff stated that the homeowner was required to remove a sign on the home, and Code Enforcement is working with the homeowner to ensure compliance with potential land use concerns.

G. MATTERS FROM STAFF

Staff noted that there would be no meeting held on April 17, 2003, and the next Planning Commission meeting will be held on May 1, 2003.

H. ADJOURNMENT 10:35 p.m.