

**RESUME'**  
**A G E N D A**

**GARDEN GROVE PLANNING COMMISSION**

**REGULAR MEETING**

JUNE 5, 2003

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES  
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN  
Commissioners Freze and Hutchinson absent.

1. Questions regarding Agenda items.
2. 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  
Commissioners Freze and Hutchinson absent.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Commissioner Nguyen.

A. ORAL COMMUNICATIONS - PUBLIC

Mr. Stephen Raganold approached the Commission to ask if the Planning Staff reports could be made available to the public sooner in order to have more time for review. Staff expressed willingness to accommodate anyone interested in a specific project, and suggested contacting the case planner. Doug Holland, Deputy City Attorney, noted that for cases involving new development, neighborhood meetings are held, and for items that the public would need more time to evaluate, staff could ask the Planning Commission to extend the public hearing.

Ms. Carolyn Rowland approached the Commission and noted that at the last City Council meeting the water shortage was discussed. She thought that this should be considered when proposing new development. Chair Butterfield noted that the City water department reviews proposed projects and would address this issue in its recommendation. Ms. Rowland responded that she understood this, however, she urged the Planning Commission to hold off on new development in order to evaluate the cumulative impacts.

Mr. Paul Sardland approached the Commission and thanked them for volunteering their time. He asked that the Commission look at other cities and their policies in providing affordable housing. He noted that the trend for continued growth in population will further exacerbate housing shortages. He described a personal experience with assisting a friend, who as a recent college graduate had to commute to his job three hours a day in order to have an

affordable place to live. He asked that the City rethink its policy in not allowing garages to be converted to habitable space. He stated that garages can be converted in an aesthetic way for a minimal cost to the homeowner, and can be a source of income for older people living on social security as well as providing affordable housing.

Commissioner Callahan noted that there is legislation at the State level to allow granny flats; also the concern for converting garages is providing parking. Mr. Sardland estimated that granny flats cost \$40,000.00 to construct, as opposed to \$6,000.00 for converting a garage. He stated that there will always be parking on the street, and suggested that there are ways to control parking issues.

B. APPROVAL OF MINUTES: May 15, 2003  
Approved with corrections.

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

C.1. TENTATIVE PARCEL MAP NO. PM-2003-148

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: WEST SIDE OF HASTER STREET BETWEEN CHAPMAN AVENUE  
AND OTIS AVENUE AT 12001 THROUGH 12081 HASTER STREET

REQUEST: To combine seven parcels and subdivide the property into two parcels for the Chapman Avenue/Haster Street road improvements. The site is located in the R-1 (Single Family Residential) zone.

ACTION: No one spoke for or against the request. Resolution No. 5365 approved 5 ayes with Commissioners Freze and Hutchinson absent. No further action unless appealed by June 26, 2003.

C.2. CONDITIONAL USE PERMIT NO. CUP-107-03

APPLICANT: RHL DESIGN  
LOCATION: NORTH SIDE OF TRASK AVENUE BETWEEN EUCLID STREET  
AND ELMWOOD STREET AT 13472 EUCLID STREET

REQUEST: To allow an existing convenience store and gas station to operate with an Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is located in the C-1 (Neighborhood Commercial) zone.

ACTION: Other than a representative and business owner/operator, no one spoke in favor of the request and one person spoke with concerns. Resolution No. 5362 approved 5 ayes with Commissioners Freze and Hutchinson absent. No further action unless appealed by June 26, 2003.

C.3. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-101-03  
SITE PLAN NO. SP-323-03  
VARIANCE NO. V-103-03  
TENTATIVE TRACT MAP NO. TT-16499  
DEVELOPMENT AGREEMENT

APPLICANT: ORANGEWOOD SQUARE ASSOCIATES LLC  
LOCATION: NORTH SIDE OF ORANGEWOOD AVENUE EAST OF DALE STREET AT 8541 AND 8581 ORANGEWOOD AVENUE

REQUEST: To rezone R-1-7 (Single Family Residential) property to a residential Planned Unit Development, a Variance to allow the development of a 12-lot subdivision with lot sizes of approximately 5,000 square feet, a Site Plan to construct 12, two-story single family homes, and a Tentative Tract Map to create the subdivision. A Development Agreement is also included.

ACTION: Approved with five ayes to continue the item off calendar per the request of the applicant.

D. MATTERS FROM COMMISSIONERS

Commissioner Barry noted that the Chop Stix restaurant located at 12012 Knott Street, which recently had a Conditional Use Permit approved by the Planning Commission, is now out of business. She also questioned whether Code Enforcement has followed up with the El Chicano restaurant at 12546 Valley View Street that is advertising karaoke. Staff responded that the karaoke advertisement for this restaurant would be investigated.

E. MATTERS FROM STAFF

None.

F. ADJOURNMENT 8:15 p.m.