

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

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JULY 7, 2005

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CALLAHAN, VICE CHAIR JONES  
COMMISSIONERS BARRY, CHI, KELLEHER, LECONG, MARGOLIN  
Commissioners Chi and Kelleher absent.

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

A. ORAL COMMUNICATIONS – PUBLIC  
None.

B. APPROVAL OF MINUTES – June 2, 2005  
Approved by four ayes with Commissioners Chi and Kelleher absent and  
Vice Chair Jones abstaining.

C. ITEM FOR CONSIDERATION

C.1. RESOLUTION AFFIRMING APPROVAL OF VARIANCE NO. V-126-05

ACTION: No one spoke in favor of or in opposition to the  
request. Resolution No. 5497 was approved by four  
eyes with Commissioners Chi and Kelleher absent and  
Vice Chair Jones abstaining. No further action unless  
appealed by July 28, 2005.

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

D.1. NEGATIVE DECLARATION  
AMENDMENT NO. A-122-05

APPLICANT: CITY OF GARDEN GROVE  
LOCATION: CITYWIDE

REQUEST: To amend Section 9.12.110 of Title 9 of the Garden Grove Municipal Code modifying the Density Bonus Ordinance in order to revise the current code to be in compliance with recent changes in State Law.

ACTION: No one spoke in favor of or in opposition to the request. Resolution No. 5498 was approved by five ayes with Commissioners Chi and Kelleher absent. No further action unless appealed by July 28, 2005. City Council action is required on the Amendment. The recommended date is September 13, 2005.

D.2. SITE PLAN NO. SP-369-05

APPLICANT: ISMAEL VELASQUEZ  
LOCATION: SOUTHEAST CORNER OF WILSON STREET AND LARSON AVENUE AT 13122 WILSON STREET.

REQUEST: To add a two-story, 1,738 square foot second unit to an existing one-story dwelling unit thereby creating a duplex on an 8,252 square foot lot. The site is in the R-3 (Multiple-Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. One letter requesting clarification was written with regard to parking, traffic and a street barrier. Resolution No. 5501 was approved by five ayes with Commissioners Chi and Kelleher absent. The following corrections to the staff report were noted:

Page 1: Project Statistics chart – ‘Existing’ Column

1. Under ‘Parking- Enclosed Garage’: Revise the number 4 to 2 so that the total number of parking spaces equals 4.
2. Under ‘Building Type Summary’ – Number of Bedrooms/Baths for Unit 1: Revise 4 Bed to 3 Bed.

No further action unless appealed by July 28, 2005.

D.3. NEGATIVE DECLARATION

SITE PLAN NO. SP-372-05  
TENTATIVE TRACT MAP NO. TT-16894  
VARIANCE NO. V-129-05  
DEVELOPMENT AGREEMENT

APPLICANT: TOURA #3 L.P.  
LOCATION: SOUTHEAST CORNER OF ADELLE STREET AND  
STANFORD AVENUE AT 8642 STANFORD AVENUE.

REQUEST: To construct 12 semi-detached three-story homes with Variances to allow visitor parking spaces on driveways in the required front setback and to deviate from the required separation between a drive aisle and the wall of a residential unit. Also, a Tentative Tract Map to subdivide the units into condominiums. The site is currently developed with six residential units.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. One letter was written with regard to an eight-foot high block wall, property line setbacks, and the height of the homes. Resolution No. 5502 was approved by five ayes with Commissioners Chi and Kelleher absent. No further action unless appealed by July 28, 2005. City Council action is required on the Development Agreement. The recommended date is September 13, 2005.

E. MATTERS FROM COMMISSIONERS

Commissioner Margolin expressed his concerns with regard to litter from the July 4<sup>th</sup> holiday and that there is litter in general on Newhope Street, which leads into his development. He also commented on the limited parking and parking violators in his area.

Staff replied that the litter and parking issues on private streets should be addressed through his Home Owner's Association, and if the streets are public, then the City would look into the issues.

Commissioner Margolin commented further on the unsightly pile of debris in the front of a single-family home located at the end of a street between Newhope Street and West Street. Staff replied that Code Enforcement would look into the matter.

Vice Chair Jones commented that though he enjoys the July 4<sup>th</sup> fireworks, he was concerned with the litter that would eventually find its way into the storm drains.

F. MATTERS FROM STAFF

Susan Emery introduced Jay Jarrin, the Planning Division's new Senior Planner who comes to Garden Grove from the City of Downey, and she also commented that Jay would be working on the update of the General Plan with respect to land use, open space, circulation, safety and housing elements.

A brief description of tentative items was read.

G. ADJOURNMENT: 8:00 p.m.