

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
SEPTEMBER 21, 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, LECONG, PAK, PIERCE
ABSENT: COMMISSIONER CHI

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Lee Marino, Senior Planner; Robert Fowler, Police Department; Richard Mathis, Water Services Manager; Dan Candelaria, Civil Engineer; Judith Moore, Recording Secretary.

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

ORAL COMMUNICATION: None.

APPROVAL OF MINUTES: Commissioner Callahan moved to approve the Minutes of September 7, 2006, seconded by Vice Chair Margolin. The motion carried with the following vote:

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

PUBLIC HEARING: NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-115-06
SITE PLAN NO. SP-406-06
TENTATIVE TRACT MAP NO. TT-17101
VARIANCE NO. V-148-06
DEVELOPMENT AGREEMENT

APPLICANT: WAYNE TANI ARCHITECTS
LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF NEWHOPE STREET AT 11631
AND 11641 TRASK AVENUE
DATE: SEPTEMBER 21, 2006

REQUEST: To rezone the 1.6 acres of land to Residential Planned Unit Development for the allowance to create a small-lot residential subdivision consisting of 13 lots with Lot Nos. 1 and 2 to be maintained as one lot; Variance approval to deviate from the minimum three-acre lot size for a Residential Planned Unit Development; Site Plan approval to construct 12, two-story

detached single-family homes; and Tentative Tract Map approval to create the 13 lot subdivision for the proposed development. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval.

Commissioner Jones asked staff if there would be an association. Staff replied yes, due to a common frontage landscape area along Trask Avenue.

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

Mr. Allan Meyer, the applicant's representative and project manager, approached the Commission and briefly described the project.

Chair Jones asked Mr. Meyer if he had read and agreed with the Conditions of Approval. Mr. Meyer replied yes.

Chair Jones then asked Mr. Meyer why there were multiple floor plans.

Mr. Meyer stated that the duplicate and multiple plans would help to give the project individuality.

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

Commissioner Pak asked staff if the Development Agreement Item Nos. 25 and 31 excluded any decision by the Planning Commission or the City Council. Staff replied that the items are standard provisions in the Agreements and that both parties, ie. the City and property owners, need to agree with any changes; that the Agreement is being recommended to City Council to approve; and that a Development Agreement has to be approved by an Ordinance.

Commissioner Lecong expressed his disappointment in the design of the project and suggested a more elaborate design.

Vice Chair Margolin moved to adopt the Negative Declaration, recommend Planned Unit Development No. PUD-115-06 and the Development Agreement to City Council, and approve Site Plan No. SP-406-06, Tentative Tract Map No. TT-17101, and Variance No. V-148-06, pursuant to the facts and reasons contained in Resolution Nos. 5564 (PUD/DA) and 5565 (SP/TT/V), seconded by Chair Jones. The motion carried with the following vote:

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

PUBLIC
HEARING:

NEGATIVE DECLARATION

SITE PLAN NO. SP-407-06
TENTATIVE TRACT MAP NO. TT-17095
APPLICANT: TIMMONS & ASSOCIATES, INC.
LOCATION: WEST SIDE OF LORNA STREET, SOUTH OF LAMPSON AVENUE AT 12571
LORNA STREET
DATE: SEPTEMBER 21, 2006
REQUEST: Site Plan approval to construct a six (6) unit condominium development in conjunction with a Tentative Tract Map to subdivide one (1) existing parcel into six (6) separate parcels. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval.

Commissioner Pak asked staff if a similar project, with a thoroughfare between two streets, exists in Garden Grove. Staff replied no, and that the development would have public access as there would be no fences or gates.

Vice Chair Margolin commented that more public parking would be available, and that the project is unique and fits the neighborhood.

Chair Jones asked staff to clarify the zero setback at the two-car garages. Staff explained that in the R-3 zone, detached garages or carports are allowed to be placed along the property line with zero setback; and that this project meets the required lineal distance percentage.

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

Mr. Trent Timmons, the applicant's representative and project manager, approached the Commission.

Chair Jones asked Mr. Timmons if he had read and agreed with the Conditions of Approval. Mr. Timmons replied yes.

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

Commissioner Pak asked staff to clarify Condition No. 31.C. with regard to tenants being able to park only in front of the garage. Staff replied that the tenants parking in front of the garage is intended to be temporary and that the Condition could be modified to omit the words "in front of".

Chair Jones moved to adopt the Negative Declaration, and approve Site Plan No. SP-407-06 and Tentative Tract Map No. TT-17095, with an amendment to Condition No. 31.C., seconded by Commissioner Pak, and pursuant to the facts and reasons contained in Resolution No. 5566. The motion carried with the following vote:

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

PUBLIC
HEARING: NEGATIVE DECLARATION
SITE PLAN NO. SP-409-06
TENTATIVE TRACT MAP NO. TT-17111

APPLICANT: WILLIAM LEE
LOCATION: NORTHWEST CORNER OF STANFORD AVENUE AND ADELLE STREET AT
8591 AND 8621 STANFORD AVENUE
DATE: SEPTEMBER 21, 2006

REQUEST: Site Plan approval to construct a six (6) unit condominium development in conjunction with a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each unit as a condominium. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval with amendments noted for Condition Nos. 16 and 38.C.

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

Mr. William Lee, the applicant, approached the Commission.

Chair Jones asked Mr. Lee if he had read and agreed with the Conditions of Approval as well as the modifications to Condition Nos. 16 and 38.C. Mr. Lee replied yes.

Vice Chair Margolin asked Mr. Lee if he owned both parcels. Mr. Lee replied yes.

Vice Chair Margolin then asked Mr. Lee how the property came to be in such poor condition. Mr. Lee explained that he had purchased the property one year ago, and at that time, the property was in a worse condition.

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

The Commissioners expressed their support of the project in that the neighborhood would be improved.

Commissioner Pak moved to adopt the Negative Declaration and approve Site Plan No. SP-409-06 and Tentative Tract Map No. TT-17111, with an amendment to Condition No. 16 and 38.C., to remove the words "in front of", seconded by Commissioner Callahan, pursuant to the facts and reasons contained in Resolution No. 5567. The motion carried with the following vote:

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

PUBLIC

HEARING: NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-116-06
SITE PLAN NO. SP-410-06
TENTATIVE TRACT MAP NO. TT-17035
DEVELOPMENT AGREEMENT
APPLICANT: WESTERN PACIFIC HOUSING, INC.
LOCATION: CYNTHIA CIRCLE CUL-DE-SAC, ON EAST SIDE OF EUCLID STREET,
BETWEEN WESTMINSTER AVENUE AND WOODBURY ROAD AT 11031
CYNTHIA CIRCLE
DATE: SEPTEMBER 21, 2006

REQUEST: To demolish the existing apartment complex and to construct 144 residential units on a 6.82-acre property located at the end of the Cynthia Circle cul-de-sac. The entitlements include a request to rezone the property to a Residential Planned Unit Development, a Site Plan for the proposed buildings (21 buildings with six or eight town homes each), and a Tentative Tract Map to divide the units into condominiums. A Development Agreement is also included. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval; modifications were noted to Condition Nos. 5.A., 27, 28, 29, 39.D., 44.A., 44.B., 45.B., and 49; and one letter of support was written by Harley Axlen.

Commissioner Lecong asked staff if a future traffic signal would be installed at the intersection of Euclid Street and Cynthia Circle. Staff replied no, that the project access would be the cul-de-sac or the end of Cynthia Circle; that the second egress added would be the intersection of Anita Place and San Juan Place; that Euclid Street peak-time traffic would be affected by the modification of the 22 Freeway at the east bound on-ramp; that the third lane of Euclid Street is currently the on-ramp to the 22 Freeway at peak times; that the City would provide a separate right-turn to assist traffic flow on Euclid Street; and that the right-turn construction would begin in the summer of 2007.

Chair Jones asked staff if left-turn access was prohibited from Cynthia Circle onto southbound Euclid Street. Staff replied no; that currently, there is a left-turn pocket to facilitate that move.

Commissioner Pak asked staff if the new development has a long-term maintenance program. Staff replied no.

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

Ms. Sandy Sanchez, the applicant's representative, approached the Commission.

Chair Jones asked Ms. Sanchez if she had read and agreed with the Conditions of Approval, as well as the modifications to the Conditions of Approval. Ms. Sanchez replied yes.

Commissioner Lecong asked Ms. Sanchez to explain the policy for the relocation of the residents. Ms. Sanchez stated that it was not the developer's intent to displace residents; that the tenants would receive a 120 day notice; that relocation assistance would be offered to help find

local housing; that the full security deposits would be returned; and that tenants would be offered first refusal.

A member of the audience asked if a fence would be built during construction to minimize dust impacts. Staff replied that Condition No. 46 would address that issue, and that Condition No. 41 would address the hours of construction.

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

Commissioner Pak commented that a typographical error occurred on Page 3 of the Staff Report and noted that 70 guest parking spaces should be revised to 80 guest parking spaces. Staff agreed.

Commissioner Lecong moved to re-open the public hearing, seconded by Chair Jones. The motion carried with the following vote:

AYES:	COMMISSIONERS:	JONES, LECONG, MARGOLIN, PAK, PIERCE
NOES:	COMMISSIONERS:	CALLAHAN
ABSENT:	COMMISSIONERS:	CHI

A member of the audience approached the Commission and expressed her concern asking staff what her family would need to do to prepare for the changes during construction. Chair Jones recommended she speak to staff for the details.

A member of the audience, currently a Cynthia Circle Apartment resident, approached the Commission and stated that she and other residents would like to be notified of changes and proceedings during the construction phase.

Ms. Sanchez approached the Commission and stated that the applicant had met with the current residents; that property management is on-site; and that a transitional management company would be brought on board to assist with the relocation of the residents.

Commissioner Lecong asked if a condition could be added stating that the full security deposits would be returned to the tenants. Staff replied that the applicant's statement would be in the record, however, the condition could be added, though doing so would not be necessary.

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

Chair Jones moved to adopt the Negative Declaration, recommend Planned Unit Development No. PUD-116-06 and the Development Agreement to City Council, and approve Site Plan No. SP-410-06 and Tentative Tract Map No. TT-17035, leaving out the addition of a condition to guarantee the return of the security deposits, but with modifications to Condition Nos. 5.A., 27, 28, 29, 39.D., 44.A., 44.B., 45.B., and 49, and a correction to a typographical error in the Staff Report, seconded by Commissioner Callahan, pursuant to the facts and reasons contained in Resolution Nos.

5568 (PUD/DA) and 5569 (SP/TT). The motion carried with the following vote:

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

MATTERS

FROM

COMMISSIONERS: Vice Chair Margolin expressed his concern with the election signs posted throughout the City, especially with regard to those representing Mr. Tan. Staff stated that the City does have provisions for political signs; that the signs permitted to be taken down are removed by Public Works, and that the candidate could reclaim the signs from the Public Works yard; that signs on private property could remain; and that utility pole signs would be removed by Edison.

MATTERS

FROM STAFF:

Ms. Pilar Alcivar, Community Services Department, presented the floor plan and site plan for the Buena Clinton Youth and Family Center, and noted that features of the 6,700 square foot facility included multi-use activity spaces; an outdoor court and recreation center; office space for City staff and partnering agencies; a police substation; a computer center with stations on both floors; a dedicated teen room for a youth neighborhood program; and a tutoring area that could be used for conferences.

Ms. Alcivar also stated that funding was through a grant from a 2002 state park bond act; that the community was required to be involved; that there are 3,600 residents, with 2,100 of the residents being under 18 years of age; that the Orange County Conservation Core would assist students with computer work; that the community, specifically children and teens, would be involved with the art design of the building; and that the staff's passion and enthusiasm helped to make the project a reality.

Staff noted that there would not be a Planning Commission meeting on Thursday, October 5, 2006 due to a lack of Agenda items, and also read a brief description of Agenda items for the October 19, 2006 Planning Commission meeting.

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.

JUDITH MOORE

Recording Secretary