

MINUTES

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
OCTOBER 7, 2004

CALL TO ORDER: The work session of the Planning Commission was called to order at 6:15 p.m. in the Founders Room of the Community Meeting Center.

PRESENT: CHAIR JONES, VICE CHAIR CALLAHAN, COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, AND NGUYEN

ABSENT: None.

ALSO PRESENT: Doug Holland, Deputy City Attorney; Susan Emery, Community Development Director; Karl Hill, Senior Planner; Paul Wernquist, Urban Planner; Erin Webb, Senior Planner; Noemi Bass, Assistant Planner; Robert Fowler, Police Department; Dan Candelaria, Civil Engineer; Alison Moore, Project Manager; Kathy Porter, Administrative Services Director; Judy Moore, Recording Secretary.

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 CALLAHAN, COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, AND NGUYEN

ABSENT: None.

ALSO PRESENT: Doug Holland, Deputy City Attorney; Susan Emery, Community Development Director; Karl Hill, Senior Planner; Paul Wernquist, Urban Planner; Noemi Bass, Assistant Planner; Robert Fowler, Police Department; Dan Candelaria, Civil Engineer; Alison Moore, Project Manager; Judy Moore, Recording Secretary.

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

ORAL COMMUNICATION: None.

APPROVAL OF MINUTES: Vice Chair Callahan moved to approve the Minutes of September 16, 2004, seconded by Commissioner Hutchinson. The motion carried with the following vote:

AYES: COMMISSIONERS: BUTTERFIELD, CALLAHAN, HUTCHINSON, JONES, KELLEHER, NGUYEN

NOES: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: BARRY

ABSENT: COMMISSIONERS: NONE

CONTINUED
PUBLIC

HEARING: SITE PLAN NO. SP-353-04
APPLICANT: LY AND LOUIS HOANG
LOCATION: EAST SIDE OF FLOWER STREET, SOUTH OF WESTMINSTER AVENUE AT
14062 FLOWER STREET.
DATE: OCTOBER 7, 2004

REQUEST: To construct a seven-unit apartment complex on a 22,425 square foot lot.
The site is in the R-3 (Multiple Family Residential) zone.

Staff report was reviewed and recommended approval. Two letters were written asking questions of clarification, one from Bill Melton and one from the Flower Tree Homeowner's Association.

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

Mr. Louis Hoang, the applicant, and Mr. John Nguyen, the designer of the project, approached the Commission and stated that the project is well designed and improved with landscape.

Chair Jones asked Mr. Hoang if he had read and accepted the conditions of approval. Mr. Hoang replied yes.

Vice Chair Callahan asked Mr. Hoang if he would be opposed to changing the construction start time on Saturdays from 7:00 a.m. to 8:00 a.m.

Mr. Hoang replied that only light construction would occur on Saturdays, using only half of his staff.

Staff commented that construction is permitted on Saturdays; however, if there is a 'light construction' enforcement issue, staff may not be available to check on it.

Commissioner Butterfield commented that construction should be allowed on Saturdays so that the developer can keep on schedule. She also asked for clarification on the type of equipment to be installed in the children's playground area.

Mr. Hoang replied that plastic equipment and slides would be typical.

Commissioner Hutchinson asked about the number of parking spaces for each unit.

Mr. Hoang stated that two parking spaces for each unit would be provided, with five guest parking spaces. There will be no parking on the street.

Mr. Robert Cummings, a board member of the Flower Tree Homeowner's Association of Garden Grove, approached the Commission and stated his concerns regarding the construction noise affecting the north side of his complex. He would like to have construction hours limited to Monday through Friday so that residents could have quiet weekends.

Mr. Bill Melton approached the Commission and expressed his concerns regarding the construction hours, and the lighting of the basketball court.

Mr. Hoang approached the Commission and stated that the basketball court will not have lights at night, and that the construction hours can be limited to Monday through Friday. He also asked if interior work could be allowed on Saturday, and said that the construction start time on Saturday could be changed to 8:00 a.m.

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

Vice Chair Callahan moved to approve Site Plan No. SP-353-04, with an amendment to Condition No. 30, which shall be revised to read: "Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Section 8.47.010 referred to as the county Noise Ordinance as adopted, except that:

- a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
- b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
- c. Sunday and Federal Holidays – no construction shall occur."

The vote was seconded by Commissioner Butterfield, pursuant to the facts and reasons contained in Resolution No. 5457. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, HUTCHINSON, JONES, KELLEHER, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

PUBLIC HEARING:	SITE PLAN NO SP-354-04
APPLICANT:	ORANGE COUNTY TRANSPORTATION AUTHORITY
LOCATION:	SOUTH SIDE OF WOODBURY ROAD, WEST OF HARBOR BOULEVARD AT 11800 WOODBURY ROAD.
DATE:	OCTOBER 7, 2004
REQUEST:	To construct a 6,420 square foot addition to the existing 75,183 square foot OCTA bus service and storage yard. The addition will consist of a 2,400 square foot spray-paint booth, and a 4,020 square foot area for service bays. The site is in the M-1 (Limited Industrial) zone.

Staff report was reviewed and recommended approval.

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

Mr. Gladstone Anderson, the Owen Group project architect, and Mr. Jenate Kahn, with OCTA, approached the Commission.

Chair Jones asked Mr. Kahn if he had read and accepted the conditions of approval.

Mr. Kahn replied yes.

Commissioner Butterfield asked for clarification on the responsibility of the flood control area property, ie. who takes care of it.

Mr. Anderson replied that the applicant's property is on the property line, and will be separated from the flood control area with landscaping. Also, with regard to Condition No. 19, Mr. Anderson asked what level of landscaping is required in the strip along the street on Cardinal Circle and Woodbury Road.

Staff replied that landscaping would typically consist of trees, hedges and ground covers.

Commissioner Butterfield asked Mr. Kahn if he is aware that it is his responsibility to verify the existing property line that runs through the existing building. Mr. Anderson replied they will look into the matter.

Staff commented that both buildings are on OCTA property.

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

Commissioner Barry moved to approve Site Plan No. SP-354-04, seconded by Chair Jones, pursuant to the facts and reasons contained in Resolution No. 5458. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, HUTCHINSON, JONES, KELLEHER, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

PUBLIC HEARING:	SITE PLAN NO. SP-357-04 DEVELOPMENT AGREEMENT
APPLICANT:	PACIFIC CITIES REAL ESTATE GROUP
LOCATION:	SOUTH SIDE OF KATELLA AVENUE, WEST OF GILBERT STREET AT 9212 THROUGH 9432 KATELLA AVENUE.
DATE:	OCTOBER 7, 2004
REQUEST:	To construct 42, two-story, single-family homes on a 4.62-acre lot. For the 42 residential lot subdivision, the site has a previously approved Tentative Tract Map, No. TT-16363. The site is in the Planned Unit Development No. PUD-R-1 (PUD-142-04) zone. The previously adopted Negative Declaration will be recognized for this development.

Chair Jones and Commissioner Nguyen excused themselves from the discussion and left the dais.

Staff report was reviewed and recommended approval.

Commissioner Barry asked for the location of the 'tot lot'.

Staff replied that the 'tot lot' is centrally located across to the main entrance, and referred to Condition No. 56 that states that a detailed plan for the 'tot lot' shall be submitted for review and approval.

Commissioner Kelleher asked what is currently on the property.

Staff replied that a series of commercial buildings and lots are in the process of being acquired and assembled to make up the proposed development.

Commissioner Butterfield asked for clarification of the various block wall heights.

Staff replied that wall heights are affected by the grading for proper drainage flow toward Katella Avenue.

Commissioner Hutchinson asked for clarification on the location of windows regarding privacy.

Staff replied that rear windows could be relocated and/or obscured for privacy.

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

Mr. Jim Barisic, a representative of Brandywine, working in conjunction with Pacific Cities Real Estate Group, approached the Commission and cited changes to the development. He established that the electronic entry gate system has been omitted, and that the development's footprint has not changed; however, the elevations have been enhanced from the original plan. He also stated that the 'tot lot' will have benches, tables and safe children's equipment, and that windows can be relocated and/or obscured for privacy.

Vice Chair Callahan asked Mr. Barisic if he read and accepted the conditions of approval. Mr. Barisic replied yes.

Ms. Verla Lambert approached the Commission and expressed her concerns regarding overcrowding in developments and schools, increasing traffic, as well as sewer overcapacity.

Mr. Reginald Bishop approached the Commission and asked how the new architectural plans differ from the previous development's plans.

Staff replied the building heights, units, fences will largely remain the same.

Ms. Isabel Zapeta approached the Commission and expressed her concerns regarding a crosswalk, proper drainage on Katella Avenue, the commercial buildings that will be torn down for the new homes, the street widening, and noticing.

Staff commented that water would not drain across Katella, but along the curb line fronting the homes on Katella, on the south side. And, regarding a crosswalk, there would need to be a cooperative agreement between the county, and the cities of Garden Grove and Anaheim. The traffic from this project does not warrant a signal.

Mr. Ricardo Johnstall approached the Commission and expressed his concerns regarding the split-face block wall, and Vector Control's involvement in the project.

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

Commissioner Hutchinson commented that Garden Grove has been consistent in improving blighted areas and that this project is an improvement for the neighborhood with regard to traffic flow and prosperity.

Commissioner Barry moved to recommend the Development Agreement to City Council and approve Site Plan No. SP-357-04, seconded by Commissioner Butterfield, pursuant to the facts and reasons contained in Resolution No. 5459. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN HUTCHINSON, KELLEHER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	JONES, NGUYEN

MATTERS
FROM
COMMISSIONERS: None.

MATTERS
FROM STAFF: Staff responded to Commissioner Callahan's request for a Citywide parking study by stating that residential developments, especially those with three or four bedrooms, R-3 zoned properties, and small lot subdivisions, will be studied with regard to parking codes and demands, and that the study would be completed within 30 days or so.

Staff also commented that the City of Garden Grove is currently hosting an Extreme Makeover: Home Edition project, and that the effort is great publicity for the City.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

JUDITH MOORE
Recording Secretary