

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
DECEMBER 6, 2012

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: VICE CHAIR CABRAL
COMMISSIONERS LAZENBY, PAK, SILVA

ABSENT: CHAIR BUI, COMMISSIONERS BRIETIGAM AND DOVINH

ALSO PRESENT: Tom Nixon, City Attorney; Karl Hill, Planning Services Manager; Maria Parra, Urban Planner; Sergeant Ed Leiva, Police Department; Judy 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 Chambers.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Pak moved to approve the Minutes of November 15, 2012, seconded by Commissioner Lazenby. The motion carried with the following vote:

AYES: COMMISSIONERS: CABRAL, LAZENBY, PAK, SILVA
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: BUI, BRIETIGAM, DOVINH

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-361-12
APPLICANT: ABDUL ARASTOO
LOCATION: SOUTH OF LAMPSON AVENUE, EAST OF DALE STREET AT 8592 LAMPSON AVENUE
DATE: DECEMBER 6, 2012

REQUEST: Conditional Use Permit approval to allow the operation of a state licensed Adult Residential Care Facility for the Mentally Disabled with a total of 26 residents. The proposal includes modifying the interior floor area of Building B to add three (3) additional bedrooms. A residential care facility has been operating at this location for over 27 years, and the previous facility operated with 18 residents. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval.

Commissioner Pak asked for the number of people in the facility. Staff responded that the previous number was 18, however, the facility was currently vacant and not in operation; and, that the new owner requested to operate with 26 people, though the facility could still operate with 18.

Commissioner Lazenby asked if the project needed to be improved to meet City code. Staff replied that the facility would need a building permit to add additional bedrooms, though there would not be added square footage; and, that the Fire Department would do an inspection prior to licensing along with a building inspection to correct any deficiencies, such as smoke detectors.

Commissioner Pak asked if the facility would have carbon monoxide detectors. Staff responded that the decision to install detectors would be between the buyer and the seller.

Commissioner Silva noted that a State license had stringent rules which should cover any issues.

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

Mr. Abdul Arastoo, the applicant, approached the Commission.

Vice Chair Cabral asked the applicant if he had read and agreed with the Conditions of Approval. He replied yes.

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

Vice Chair Cabral moved to approve Conditional Use Permit No. CUP-361-12, seconded by Commissioner Lazenby, pursuant to the facts and reasons contained in Resolution No. 5784-12. The motion received the following vote:

AYES:	COMMISSIONERS:	CABRAL, LAZENBY, PAK, SILVA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BRIETIGAM, BUI, DOVINH

PUBLIC HEARING: SITE PLAN NO. SP-435-07 TIME EXTENSION 1
(REFERENCE: PUD-104-82, PUD-118-98, CUP-219-07, DEVELOPMENT AGREEMENT)

APPLICANT: LANDMARK HOTELS, LLC, II

LOCATION: WEST SIDE OF HARBOR BOULEVARD, NORTH OF CHAPMAN AVENUE AT 11767 HARBOR BOULEVARD AND 12261 CHAPMAN AVENUE

DATE: DECEMBER 6, 2012

REQUEST: To approve a three-year time extension to the approved Site Plan No. SP-435-07 and corresponding Development Agreement. The approved project is for the expansion of the Embassy Suites Hotel Development, which includes adding a new 17-story, 238-room hotel tower to the existing 374-room hotel, along with 56,000 square feet of new banquet and meeting rooms to the existing facility. The overall 12.79-acre site includes the existing Embassy Suites site area and the entire former golf driving range located to the west of the hotel complex. The improvement plans include creating a resort-type hotel, adding a new restaurant and spa, and renovating the on-site circulation and parking arrangements that will also include the two existing hotels in front of the Embassy Suites. The site is in the PUD-118-98 and PUD-104-82 (Planned Unit Development) zones.

Staff report was read and recommended approval, adding that the extension would allow sufficient time for construction drawings.

Commissioner Silva asked what portion of the project would be on the 'dump' site. Staff responded that only parking would be on the dump site area, which was still settling and that it was not clear if the toxins were gone, however, the site could be paved over for parking and monitored with no buildings on the site.

When Commissioner Pak commented that the site would have been good for a multi-story parking structure, staff clarified that the cost would have been prohibitive as concrete pilings would need to be driven down to the bottom of the land fill.

Commissioner Lazenby asked why the project had not been started earlier. Staff explained that with the bad economy, there would probably have been less clientele and the applicant did not want to take the risk of less occupancy, and, that the Department of Finance would allow the DDA (Disposition and Development Agreement) to go forward with the project.

Commissioner Pak asked if the project had changed. Staff replied no.

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

The applicant was not present.

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

Commissioner Lazenby commented that more hotel rooms would dilute the existing businesses, which may change when the economy strengthens; and, that the Sheraton was beginning to get the occupancy back after a couple of years.

Commissioner Pak hoped that the project would create jobs using local workers and that the project would be good for the City due to the bed tax and tourism.

Commissioner Pak moved to recommend approval of three-year time extension of Development Agreement to City Council, and approve SP-435-07 three-year time extension, seconded by Commissioner Silva, pursuant to the facts and reasons contained in Resolution No. 5789-12. The motion received the following vote:

AYES:	COMMISSIONERS:	CABRAL, LAZENBY, PAK, SILVA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BRIETIGAM, BUI, DOVINH

MATTERS FROM
COMMISSIONERS: None.

MATTERS FROM
STAFF: None.

ADJOURNMENT: Vice Chair Cabral moved to adjourn the meeting at 7:30 p.m., seconded by Commissioner Lazenby. The motion received the following vote:

AYES:	COMMISSIONERS:	CABRAL, LAZENBY, PAK, SILVA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BRIETIGAM, BUI, DOVINH

JUDITH MOORE
Recording Secretary