MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER 11300 STANFORD AVENUE GARDEN GROVE, CALIFORNIA THURSDAY JUNE 1, 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, CHI, LECONG, PAK

ABSENT: COMMISSIONER PIERCE

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Susan Emery, Community

Development Director; Karl Hill, Planning Services Manager; Paul Wernquist, Urban Planner; Lee Marino, Senior Planner; 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 Vice Chair Margolin and recited by those present in the Chamber.

ORAL

COMMUNICATION: None.

APPROVAL OF

MINUTES: Vice Chair Margolin moved to approve the Minutes of May 4, 2006,

seconded by Commissioner Chi. The motion carried with the following

vote:

AYES: COMMISSIONERS: CALLAHAN, CHI, JONES, LECONG,

MARGOLIN, PAK

NOES: COMMISSIONERS: NONE ABSENT: COMMISSIONERS: PIERCE

PUBLIC

HEARING: SITE PLAN NO. SP-396-06

TENTATIVE TRACT MAP NO. TT-16651

VARIANCE NO. V-141-06

APPLICANT: 12909 CORDARY, LLC

LOCATION: SOUTH SIDE OF LARSON AVENUE BETWEEN COAST STREET AND MONROE

STREET AT 8112 LARSON AVENUE

DATE: JUNE 1, 2006

REQUEST: Site Plan and Tentative Tract Map approval to convert an existing

apartment complex to condominiums; and Variance approval to deviate from the number of on-site parking spaces. The site is in the R-3

(Multiple-Family Residential) zone.

Staff report was read and recommended approval.

Commissioner Callahan asked staff to confirm that the electrical GFI was

not required in 1977. Staff replied yes.

Commissioner Callahan asked staff to clarify the number of approved condominiums for the last ten years. Staff replied that for a number of years, there were condominium defect laws by which condominiums were not presented to the City for approval.

Commissioner Callahan also asked staff to explain the need for wooden fences when block walls would be preferable. Staff replied that typically, wooden fences are lower in height are reserved for smaller yards; however, the perimeter of the project would have a block wall.

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

Mr. James Boyd, the applicant's representative, approached the Commission and described the Park Larson project as a 36-unit apartment to condominium conversion. He also stated that the Commission had previously approved one of his projects called Spring Gardens Villas on Garden Grove Boulevard, and that he agreed with the conditions of approval with an amendment to Condition No. 30.

Vice Chair Margolin asked Mr. Boyd how long he has owned the project and why the property was in such poor condition. Mr. Boyd replied that he has owned the property for approximately two years and that the original owner was waiting until a condominium conversion to make improvements.

Commissioner Callahan asked Mr. Boyd if new garage doors would be installed. Mr. Boyd replied that currently, garage doors would be installed where there are none, and that garage units would be built in the open spaces.

Commissioner Callahan also asked Mr. Boyd if block walls would be acceptable in lieu of wood fences. Mr. Boyd replied that the small yards are more conducive to wood fences if the fences are cared for properly.

Commissioner Pak asked Mr. Boyd how the trash is currently picked up. Mr. Boyd replied that a City contractor picks up the trash by driving the truck in, and backing the truck out, and that when 60 percent of the units are sold, an association would be formed to take responsibility for trash pick up.

Vice Chair Margolin asked Mr. Boyd if the tenants would have the first choice of the units after the conversion. Mr. Boyd replied yes, and that they are given 180 days for first option.

Commissioner Pak asked staff to clarify the project's roofing materials. Staff replied that the minimum fire-resistant material is Class C, and that the roof would be tile.

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

Chair Jones, Vice Chair Margolin, Commissioners Pak, Callahan, and Lecong, all agreed that the project would be an improvement.

Vice Chair Margolin moved to approve Site Plan No. SP-396-06, Tentative Tract Map No. TT-16651, and Variance No. V-141-06, seconded by Chair Jones, with an amendment to Condition No. 30 to read 'prior to close of escrow of any of the units sold', in lieu of 'prior to recordation of the tract map', pursuant to the facts and reasons contained in Resolution No. 5546. The motion carried with the following vote:

AYES: COMMISSIONERS: CALLAHAN, CHI, JONES, LECONG,

MARGOLIN, PAK

NOES: COMMISSIONERS: NONE ABSENT: COMMISSIONERS: PIERCE

PUBLIC

HEARING: NEGATIVE DECLARATION

SITE PLAN NO. SP-398-06

TENTATIVE TRACT MAP NO. TT-17066

APPLICANT: HOAN HUU NGUYEN

LOCATION: WEST SIDE OF GILBERT STREET, BETWEEN STONEHAVEN CIRCLE AND

MAYRENE DRIVE AT 12661 GILBERT STREET

DATE: JUNE 1, 2006

REQUEST: Site Plan approval to construct five, two-story single-family detached

homes, and Tentative Tract Map approval to subdivide the 1.076-acre site into five, single-family residential lots ranging in size from 7,205 square feet to 9,347 square feet. The site is in the R-1-7 (Single-Family

Residential) zone.

Staff report was read and recommended approval.

Vice Chair Margolin asked staff if the privacy issues had been mitigated with regard to the windows. Staff replied that the applicant is aware of the concern and that window placement would be finalized when construction drawings are brought in.

Commissioner Pak asked staff to clarify the existing tree plan. Staff replied that the applicant has a plan to relocate the palm trees; that some trees to not transplant well; that other trees would be taken down; and that the frontage would be landscaped.

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

Mr. Hoan Huu Nguyen (Henry), the applicant's representative, approached the Commission.

Chair Jones asked Mr. Nguyen if he had read and agreed with the conditions of approval. Mr. Nguyen replied yes, and with regard to privacy issues, the window placement would be reviewed to the satisfaction of the neighbors, and that a tree screen would be a possibility to block the view. Mr. Herb Lieberman, Mr. Harry Pearce, and Ms. Robin Marcario each approached the Commission separately and expressed their support of the project.

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

Commissioner Pak asked staff, with regard to CC & R's, to clarify what happens when the five lots each exceed the 7,200 square foot. Staff replied that there is a common area, such as the frontage along Gilbert Street; that the development is required to maintain that frontage by creating an association; and that through the subdivision, the CC & R's can be created.

Chair Jones re-opened the public hearing to hear further testimony in favor of or in opposition to the request.

Mr. Ed Gall approached the Commission and asked for clarification with regard to curb, gutter and sidewalk on the east and west side of Gilbert Street.

Staff explained that Condition No. 15 would be deleted, and that Condition No. 40 would take precedence using the Alternative No. 1 design as was voted upon at the neighborhood meeting. Staff added that Alternative No. 1 would not include sidewalks, but would keep the rural character appearance of the streetscape that currently exists between Lampson Avenue and Garden Grove Boulevard.

Commissioner Callahan commented that there should be curb and gutter for the safety of children.

Ms. Robin Marcario approached the Commission and commented that there is already a dedication in place for the future improvement to include sidewalks, and that three-quarters of the people at the neighborhood meeting opted for Alternate No. 1.

Commissioner Chi commented that the entire development should be considered with regard to sidewalks; that the safety of pedestrians is an issue; and that a uniform path should be required.

Staff stated that not having a sidewalk is always a safety issue; that ultimate improvements, in this case curb, gutter and sidewalk, were conditioned for this development, however, this project would follow the Brandywine theme in that the residents are choosing to retain the rural character. Staff also commented that Alternate No. 1 is similar to Brandywine in that a cross-gutter would be built.

Chair Jones added that with a master plan, the rural character could be kept until the frontage dedications are used for sidewalks.

Vice Chair Margolin expressed that the sidewalk concerns are a separate issue and should be dealt with at a future time.

Commissioner Chi moved to adopt the Negative Declaration, and approve Site Plan No. SP-398-06 and Tentative Tract Map No. TT-17066, with an amendment to delete Condition No. 15 in its entirety, seconded by Commissioner Lecong, pursuant to the facts and reasons contained in Resolution No. 5547. The motion carried with the following vote:

AYES: COMMISSIONERS: CALLAHAN, CHI, JONES, LECONG,

MARGOLIN, PAK

NOES: COMMISSIONERS: NONE ABSENT: COMMISSIONERS: PIERCE

MATTERS FROM COMMISSIONERS:

Commissioner Pak expressed his satisfaction with this year's Strawberry Festival; Commissioner Callahan commented that the Festival's profits would exceed any previous year's and that the final numbers have not been determined; Vice Chair Margolin added that the weather was good and that the new ride vendor provided excellent service.

Vice Chair Margolin also commented that the property at the corner of Manley Street and Valley View Street now has a gate around it; that the weeds are overgrown; and that he would like the City to look into the matter.

Commissioner Callahan asked staff how to address the sidewalk issue to gain uniformity and consistency. Staff replied that there are several ways to move forward on the issue that include gathering information to use in the circulation element to make a policy as part of the general plan, adopting a master plan, and having a specific plan that would identify areas with specific types of streetscapes.

Commissioner Chi asked staff to elaborate on the boom in construction permits. Staff replied that larger projects are being presented which send the valuations up.

MATTERS FROM STAFF:

Staff read a brief description of the tentative Agenda items for the next regular Planning Commission meeting to be held on June 15, 2006.

ADJOURNMENT: The meeting was adjourned at 8:35 p.m.

JUDITH MOORE Recording Secretary