

M I N U T E S

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CALIFORNIA

THURSDAY  
JULY 7, 2005

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 CALLAHAN, VICE CHAIR JONES  
COMMISSIONERS BARRY, LECONG AND MARGOLIN  
ABSENT: COMMISSIONERS CHI AND KELLEHER

ALSO PRESENT: Jason Retterer, Associate Attorney; Susan Emery, Community Development Director; Karl Hill, Senior Planner; Erin Webb, Senior Planner; Jay Jarrin, Senior Planner; Maria Parra, Assistant Planner; Allison Mills, Senior Redevelopment Analyst; Kevin Lacroix, Field Sergeant; Dan Candelaria, Civil Engineer; Sarah Yoo, Planning Intern; Judy Moore, Recording Secretary.

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

ORAL COMMUNICATION: None.

APPROVAL OF MINUTES: Chair Callahan moved to approve the Minutes of June 2, 2005, seconded by Commissioner Margolin. The motion carried with the following vote:

AYES: COMMISSIONERS: BARRY, CALLAHAN, LECONG, MARGOLIN  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: CHI, KELLEHER  
ABSTAIN: COMMISSIONERS: JONES

ITEM FOR CONSIDERATION: RESOLUTION AFFIRMING APPROVAL OF VARIANCE NO. V-126-05

Resolution affirming approval of Variance No. V-126-05 was reviewed.

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

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

Commissioner Barry moved to approve Variance No. V-126-05, and adopt Resolution No. 5497, seconded by Commissioner Margolin, pursuant to the facts and reasons contained in Resolution No. 5497. The motion received the following vote:

AYES: COMMISSIONERS: BARRY, CALLAHAN, LECONG, MARGOLIN

NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: CHI, KELLEHER  
ABSTAIN: COMMISSIONERS: JONES

PUBLIC HEARING: NEGATIVE DECLARATION  
AMENDMENT NO. A-122-05  
APPLICANT: CITY OF GARDEN GROVE  
LOCATION: CITYWIDE  
DATE: JULY 7, 2005

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.

Staff report was reviewed and recommended approval.

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

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

Commissioner Barry moved to approve Amendment No. A-122-05, seconded by Commissioner Lecong, pursuant to the facts and reasons contained in Resolution No. 5498. The motion received the following vote:

AYES: COMMISSIONERS: BARRY, CALLAHAN, JONES,  
LECONG, MARGOLIN  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: CHI, KELLEHER

PUBLIC HEARING: SITE PLAN NO. SP-369-05  
APPLICANT: ISMAEL VELASQUEZ  
LOCATION: SOUTHEAST CORNER OF WILSON STREET AND LARSON AVENUE AT  
13122 WILSON STREET.  
DATE: JULY 7, 2005

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.

Staff report was reviewed and recommended approval. One letter was written by Joyce McFadden with regard to parking, traffic and street barriers.

Commissioner Barry asked staff if there was a reason the street barrier as noted in Ms. McFadden's letter, could not be removed.

Staff replied that the barrier was put in place several years ago due to the high traffic in the area and that it is not clear if the barrier is still required. Staff stated they would look into the matter.

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

Mr. Ismael Valesquez, the applicant, approached the Commission.

Chair Callahan asked Mr. Valesquez if he had read and agreed with the conditions of approval. Mr. Valesquez replied yes.

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

Commissioner Margolin commented that the project would improve the look of the corner and Commissioner Lecong concurred.

Vice Chair Jones moved to approve Site Plan No. SP-369-05 with the following corrections to the staff report:

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.

The motion was seconded by Commissioner Barry, pursuant to the facts and reasons contained in Resolution No. 5501. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, CALLAHAN, JONES, LECONG, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	CHI, KELLEHER

PUBLIC  
HEARING:

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

APPLICANT:  
LOCATION:

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

DATE:

JULY 7, 2005

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.

Staff report was reviewed and recommended approval. One letter was written by Mr. and Mrs. Thomas G. DiMuro with regard to an eight foot high block wall, property line setbacks, and the height of the homes.

Commissioner Barry asked if there are other three story structures inside residential neighborhoods that are not on a major street.

Staff replied yes, along Josephine Street and that the development complies with the height requirement.

For the record, Commissioner Margolin stated that he spoken to the builders previous to the public hearing.

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

Ms. Donna Chessen, the applicant's representative, approached the Commission and stated that she needed clarification on Condition Nos. 29 and 30 with regard to undergrounding the utility poles.

Commissioner Barry referred back to the letter from the DiMuros and asked Ms. Chessen if she would be willing to construct an eight-foot block wall between the DiMuro's property and the new complex.

Ms. Chessen replied yes and that with regard to property line setbacks, the development is within code.

Commissioner Margolin asked staff to explain underground utility requirements.

Staff stated that the City's Municipal code for tract developments requires that poles along property fronts must be located underground and that putting utilities underground is done on a case by case basis. Staff also commented that with regard to the existing street light pole, another light pole would be put in its place and that the goal is to remove overhead wires.

Mr. George Benham, the project architect, approached the Commission and thanked staff.

No one spoke in favor of or in opposition to the request.

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

Commissioner Barry asked if a condition was in place for the block wall fence not to exceed seven foot in height. Staff replied that Condition No. 41 states the fence shall be seven feet.

Vice Chair Jones moved to adopt the Negative Declaration, recommend the Development Agreement to City Council, and approve Site Plan No. SP-372-05, Tentative Tract Map No. TT-16894 and Variance No. V-129-05, along with the deletion of Condition No. 33 from the conditions of approval. The motion was seconded by Commissioner Lecong, pursuant to the facts and reasons contained in Resolution No. 5502. The motion received the following vote:

AYES:	COMMISSIONERS:	BARRY, CALLAHAN, JONES, LECONG, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	CHI, KELLEHER

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 is concerned with the litter that would eventually find its way into the storm drains.

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.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.

JUDITH MOORE  
Recording Secretary