

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JULY 17, 2008

CALL TO ORDER: The study session of the Planning Commission was called to order at 6:00 p.m. in the Founders Room of the Community Meeting Center.

PRESENT: CHAIR PIERCE, VICE CHAIR PAK
COMMISSIONERS BANKSON, BEARD, BRIETIGAM

ABSENT: KIRKHAM, NGUYEN

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Erin Webb, Senior Planner; Lee Marino, Senior Planner; Maria Parra, Urban Planner; Chris Chung, Assistant Planner; Grant Raupp, Administrative Analyst; Police Chief Joe Polisar; Deputy Police Chief, Kevin Raney; Sergeant Kevin Boddy, Police Department; Joe Harding and Freidner Wittman, CLEW Associates; Richard Kite, Orange County Health Care Agency; Judy Moore, Recording Secretary.

DISCUSS ALCOHOLIC BEVERAGE CONTROL LICENSES

CLEW Associates presented data and findings from 2005-2007 regarding alcohol and drug related events associated with alcohol outlets, the concentration of alcohol outlets, and comparisons between alcohol license types and events.

Police Department staff expressed that the study indicated that Type "47" and Type "48" licensed establishments are more similar with regard to police impacts, than to a Type "41" licensed establishment; and, that hours of operation are important due to the fact that the later an operation stays open, the more calls there are for police service.

Police staff recommends that there be Alcoholic Beverage Control training for all alcohol beverage operators; that there be an annual meeting with Planning Services and the Police Department for all new Alcoholic Beverage Control/Conditional Use Permit operators, that would include audited sales reports; that to upgrade from a Type "41" license to a Type "47" license, an operator must comply with requirements for a minimum of 12 months while operating as a Type "41" establishment; that there be office hearings for Alcoholic Beverage Control operators that routinely have the highest number of calls for service; that there be a thorough review of the current hours-of-operation policy; and that there be a special envoy position to work with all of the Alcoholic Beverage Control operators in the City.

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: COMMISSIONERS BANKSON, BRIETIGAM, PAK, PIERCE
ABSENT: COMMISSIONERS BEARD, KIRKHAM, NGUYEN

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Susan Emery, Community Development Director; Karl Hill, Senior Planner; Erin Webb, Senior Planner; Lee Marino, Senior Planner; Maria Parra, Urban Planner; Chris Chung, Assistant Planner; Allison Mills, Neighborhood Improvement Senior Project Manager; Dan Candelaria, City Traffic Engineer; Sergeant Kevin Boddy, Police Department; Collette Morse, RBF Consulting Senior Project Manager; Rob Olsen, Senior Transportation Engineer; Leah Price, RBF Consulting; Judith Moore, Recording Secretary.

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

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Vice Chair Pak moved to approve the Minutes of July 3, 2008, seconded by Commissioner Brietigam. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BRIETIGAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BEARD, KIRKHAM, NGUYEN
ABSTAIN:	COMMISSIONERS:	BANKSON

PUBLIC HEARING: GENERAL PLAN UPDATE
ENVIRONMENTAL IMPACT REPORT
APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE
DATE: JULY 17, 2008

REQUEST: The Planning Commission shall consider the General Plan 2030 Update and the accompanying Environmental Impact Report (EIR) for recommendation to the City Council for Certification of the EIR and adoption of the General Plan 2030 Update. The General Plan Update is a comprehensive update of the City's 1995 General Plan. General Plan 2030 includes an update and reorganization of existing elements, resulting in the following State mandated and optional elements: Land Use Element; Community Design Element; Economic Development Element; Circulation Element; Infrastructure Element; Noise Element; Air Quality Element; Parks Recreation and Open Space Element; Conservation Element; Safety Element, and Housing Element. This is the second in a series of public hearings on the General Plan 2030 Update and accompanying Environmental Impact Report.

At this meeting, the public has the opportunity to provide oral testimony and written correspondence. The Planning Commission shall take into consideration all matters concerning the General Plan Update and accompanying Environmental Impact Report and forward their recommendation onto the City Council.

Staff report was read and recommended certification of the EIR for General Plan Update 2030 and adoption of General Plan Update 2030.

Ms. Collette Morse added that the 45-day public review period closed on Monday; that the document was sent to 46 state, regional, county, and local agencies; that eight comment letters were received from agencies; that there were no written comments from community members; that the comment topics included traffic, OCTA right-of-way, bikeways, hazardous materials, storm drainage, and water supply; that there were not substantial issues warranting revisions or new research; and that written response to these comments would be forwarded to City Council.

Vice Chair Pak asked staff if undergrounding the utility poles would be a goal for 2030, and that prioritizing areas would be good especially from Nutwood Street to Chapman Avenue. Staff explained that undergrounding is already prioritized and would occur as funds become available.

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

Mr. Jeremy Harris approached the Commission and asked that the Planning Commission endorse and forward to City Council, the Downtown Business Association's proposal for the rezoning of Main Street to allow an entertainment district; and that the businesses, property owners, and residents would benefit from the recommendation.

Mr. J.J. Jaurgui, owner of Azteca Restaurant, approached the Commission and stated that he considered a change in zoning would be a move in the right direction; and that the Parking and Main Street Commission unanimously agreed to support a zone change.

Mr. Charles Mitchell approached the Commission and stated that the people of Garden Grove seek a less elaborate form of entertainment; and that an entertainment zone on Main Street would encourage people to visit Garden Grove.

Ms. Verla Lambert approached the Commission and stated that she would support an entertainment district on Main Street; that her home may not be affected by the General Plan Update, but there may be an impact that may affect the overall quality of life in Garden Grove; that she encouraged people to read all mail generated by the City; that it is good for concerns to be on record; and that she would like staff to explain the difference between 'redevelopment, economic development, and land use'.

Mr. Peter Katz approached the Commission and stated that the idea of a Main Street entertainment zone came about three years ago; that Garden Grove has hometown charm with character; that Walt Whitman once said, "A city is the most comprehensive of the works of man and it doesn't come without its problems, but man has resourcefulness to solve all of them if he chooses to."; that regardless of style, the great cities of America have the common thread of people, music, and entertainment; and that the cabaret or pub crawl environment would be good for Main Street. A copy of the editorial from the July 17, 2008 Garden Grove Journal, that historically traces Garden Grove's entertainment zones, was submitted for the record.

Mr. Mike Silva, of Main Street Café, approached the Commission and stated that the Main Street property owners were in consensus for

rezoning Main Street as an entertainment zone, and that hopefully, the rezoning would occur within 60 to 90 days.

Mr. Scott Weimer approached the Commission and stated that the downtown merchants, the Business Association, the Parking and Main Street Commission are all in favor of a Main Street entertainment zone; that the consumption of alcohol is a concern; that Fullerton created an entertainment corridor that is successful; and that he hoped the modifications to the General Plan would be expeditious.

Vice Chair Pak asked Mr. Weimer to describe "A Taste of Garden Grove".

Mr. Weimer responded that "A Taste of Garden Grove" would be held on Sunday, July 27, 2008 at 6:00 p.m. at \$48 per ticket, with four Main Street restaurants to be open for food and drink, followed by a premiere performance at the Gem Theater.

Mr. Doug Coleman of Doug's Downtown Grill, approached the Commission and stated that an approved entertainment zone would not mean that the venues would become nightclubs; that the music would likely be a soft jazz piano or guitar; and that if approved, he hoped permit fees would not increase.

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

Commissioner Brietigam noted the yellow modification sheet and commented that it is good that in addition to Main Street, there could be other entertainment areas; and that he would support the inclusion into the General Plan Update.

Commissioner Bankson expressed that an entertainment district with late hours, with condominiums in the area would need to be looked at by Planning Services; however, he would support the idea of entertainment to spur the growth of Main Street.

Vice Chair Pak commented that the generalized amendment to add the entertainment factor into the General Plan Update is good; that public safety is important; that he supports the entertainment amendment; and that undergrounding of utilities is important.

Chair Pierce commented that Garden Grove has changed for the better and that he supports the entertainment amendment.

Commissioner Bankson moved to recommend certification of the Environmental Impact Report for General Plan Update 2030 and adoption of General Plan Update 2030 that encompasses the entire city, with amendments to Chapter 2 – Land Use Element, Policy-LU-4.9 and LU-IMP-4C, along with a map change, to City Council, seconded by Commissioner Brietigam. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BRIETIGAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BEARD, KIRKHAM, NGUYEN

MATTERS FROM
COMMISSIONERS:

Commissioner Brietigam commented that there is landscaping on west Lampson Avenue, however, the city sign emphasizes that with regard to landscaping, the Garden Grove side is stark compared to the Seal Beach side. Also, that every four to five years, the city of Cypress brings a Springdale overpass issue forward and that solutions might be to build a bridge or block the street.

Commissioner Bankson commended staff for a job well done, especially regarding the late amendments to the entertainment issues.

Vice Chair Pak commented that it is good to accommodate the community's wishes; that zone changes need to go to City Council; and he thanked staff for their hard work.

Chair Pierce commented that he received a call from Code Enforcement; that neighbors trim his eucalyptus trees and throw the debris into his portion of the alleyway; and that a neighbor built an addition next to his fence and he would like these issues looked into.

Staff replied that Code Enforcement would look into the matters.

MATTERS
FROM STAFF:

Staff read the tentative items for the August 7, 2008 Planning Commission meeting. Staff also determined that due to a lack of a quorum for the August 7, 2008 continued Main Street Pizza item, that item only would need to be re-advertised for a future Planning Commission meeting.

ADJOURNMENT: The meeting adjourned at 8:15 p.m.

JUDITH MOORE
Recording Secretary