

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 and 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:
LOCATION:

HOAN HUU NGUYEN
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.

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