

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JUNE 5, 2003

CALL TO ORDER: The work session of the Planning Commission was called to order at 6:30 p.m. in the Founders Room of the Community Meeting Center.

PRESENT: CHAIR BUTTERFIELD, VICE CHAIR JONES,
COMMISSIONERS BARRY, CALLAHAN, NGUYEN
ABSENT: COMMISSIONERS FREZE, HUTCHINSON

ALSO PRESENT: Doug Holland, Deputy City Attorney; Susan Emery, Planning Services Manager; Karl Hill, Sr. Planner; Rosalinh Ung, Urban Planner; Noemi Bass, Assistant Planner; and Teresa Pomeroy, Recording Secretary.

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 BUTTERFIELD, VICE CHAIR JONES,
COMMISSIONERS BARRY CALLAHAN, NGUYEN
ABSENT: COMMISSIONERS FREZE, HUTCHINSON

ALSO PRESENT: Doug Holland, Deputy City Attorney; Susan Emery, Planning Services Manager; Karl Hill, Sr. Planner; Rosalinh Ung, Urban Planner; Noemi Bass, Assistant Planner; and Teresa Pomeroy, Recording Secretary.

PLEDGE OF
ALLEGIANCE:

The Pledge of Allegiance to the Flag of the United States of America was led by Commissioner Nguyen and recited by those present in the Chamber.

ORAL

COMMUNICATION: Mr. Stephen Raganold approached the Commission to ask if the Planning Staff reports could be made available to the public sooner in order to have more time for review. Staff expressed willingness to accommodate anyone interested in a specific project, and suggested contacting the case planner. Doug Holland, Deputy City Attorney, noted that for cases involving new development, neighborhood meetings are held, and for items that the public would need more time to evaluate, staff could ask the Planning Commission to extend the public hearing.

Ms. Carolyn Rowland approached the Commission and noted that at the last City Council meeting the water shortage was discussed. She thought

that this should be considered when proposing new development. Chair Butterfield noted that the City water department reviews proposed projects and would address this issue in its recommendation. Ms. Rowland responded that she understood this, however, she urged the Planning Commission to hold off on new development in order to evaluate the cumulative impacts.

Mr. Paul Sardland approached the Commission and thanked them for volunteering their time. He asked that the Commission look at other cities and their policies in providing affordable housing. He noted that the trend for continued growth in population will further exacerbate housing shortages. He described a personal experience with assisting a friend, who as a recent college graduate had to commute to his job three hours a day in order to have an affordable place to live. He asked that the City rethink its policy in not allowing garages to be converted to habitable space. He stated that garages can be converted in an aesthetic way for a minimal cost to the homeowner, and can be a source of income for older people living on social security as well as providing affordable housing.

Commissioner Callahan noted that there is legislation at the State level to allow granny flats; also the concern for converting garages is providing parking. Mr. Sardland estimated that granny flats cost \$40,000.00 to construct, as opposed to \$6,000.00 for converting a garage. He stated that there will always be parking on the street, and suggested that there are ways to control parking issues.

**APPROVAL OF
MINUTES:**

Commissioner Barry moved to approve the Minutes of May 15, 2003, with corrections, seconded by Commissioner Nguyen. The motion carried with the following vote:

AYES: COMMISSIONERS: BARRY, BUTTERFIELD, CALLAHAN,
NGUYEN

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: FREZE, HUTCHINSON

ABSTAIN: COMMISSIONERS: JONES

**PUBLIC
HEARING:
APPLICANT:
LOCATION:**

TENTATIVE PARCEL MAP NO. PM-2003-148
CITY OF GARDEN GROVE
WEST SIDE OF HASTER STREET BETWEEN CHAPMAN AVENUE
AND OTIS AVENUE AT 12001 THROUGH 12081 HASTER STREET
JUNE 5, 2003

REQUEST:

To combine seven parcels and subdivide the property into two parcels for the Chapman Avenue/Haster Street road improvements. The site is located in the R-1 (Single Family Residential) zone.

Staff report was reviewed and recommended approval.

Chair Butterfield 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.

Vice Chair Jones moved to approve Tentative Parcel Map No. PM-2003-148, seconded by Commissioner Barry; pursuant to the facts and reasons contained in Resolution No. 5365 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, JONES, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	FREZE, HUTCHINSON

PUBLIC HEARING:	CONDITIONAL USE PERMIT NO. CUP-107-03
APPLICANT:	RHL DESIGN
LOCATION:	NORTH SIDE OF TRASK AVENUE BETWEEN EUCLID STREET AND ELMWOOD STREET AT 13472 EUCLID STREET
DATE:	JUNE 5, 2003
REQUEST:	To allow an existing convenience store and gas station to operate with an Alcoholic Beverage Control Type "20" (Off-Sale Beer and Wine) License. The site is located in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed and recommended approval.

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

Mr. Ira Handleman, representative for RHL Design, approached the Commission. He stated that he agrees with the conditions of approval. He stated that the convenience store has been open since October 2002, and he also provided a petition with over 400 signatures supporting the request.

Mr. Ajay Singh approached the Commission, and stated that he worked for five years at the 7-11 store located on Nelson at Garden Grove Boulevard. He stated that he began as a night clerk and worked his way up to general manager, and is now happy to be a 7-11 franchise owner.

Commissioner Nguyen asked how many employees worked at his store. Mr. Singh stated that there are five employees, and they all live in the City of Garden Grove.

Mr. Phillip Reed of 11032 Trask Avenue approached the Commission. He stated that he lives across the street from the store and people are continually dumping beer bottles on his front lawn. Also, there are always

people at the telephone bay making a lot of noise. He expressed concern that the traffic is constantly making a u-turn on Trask Avenue, just west of the SR22 freeway on-ramp, and this is unsafe. He stated that he has been burglarized several times, and he noted that there are often street vendors near the intersection of Trask Avenue at Euclid Street. He complained that the lighting at the 7-11 market shines into his windows at night. He suggested that a left turn or a no u-turn sign be installed on Trask Avenue adjacent to the site, because of all of the people making u-turns.

Vice Chair Jones noted that street vendors are not allowed in the city, and he assured Mr. Reed that the lighting from the market would settle in time and not be as bright as it is after it is newly installed.

Mr. Handelman noted there is only one telephone at the 7-11, not a telephone bay.

Chair Butterfield asked if the public telephone is only for outgoing calls. Mr. Singh stated yes.

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

Chair Butterfield commented that she is very pleased with the improvements to this site, and it is good for the city.

Vice Chair Jones stated that he is very impressed with this development. He likes that it is open and has very good circulation. He commented that the 7-11 is a great looking store and he is proud of it.

Commissioner Nguyen asked staff to refer Mr. Reed's complaint to the Traffic Department.

Chair Butterfield moved to approve Conditional Use Permit No. CUP-107-03, seconded by Vice Chair Jones; pursuant to the facts and the reasons contained in Resolution No. 5368 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, JONES, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	FREZE, HUTCHINSON

PUBLIC
HEARING:

NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-101-03
SITE PLAN NO. SP-323-03
TENTATIVE TRACT MAP NO. TT-16499
VARIANCE NO. V-103-03

APPLICANT:

DEVELOPMENT AGREEMENT
ORANGEWOOD SQUARE ASSOCIATES LLC

LOCATION: NORTH SIDE OF ORANGEWOOD AVENUE EAST OF DALE STREET
AT 8541 AND 8581 ORANGEWOOD AVENUE

DATE: JUNE 5, 2003

REQUEST: To rezone R-1-7 (Single Family Residential) property to a residential Planned Unit Development, a Variance to allow the development of a 12-lot subdivision with lot sizes of approximately 5,000 square feet, a Site Plan to construct 12, two-story single family homes, and a Tentative Tract Map to create the subdivision. A Development Agreement is also included.

Staff noted that the applicant has requested that this item be postponed off calendar.

Commissioner Barry moved to continue the request off-calendar and take it off the agenda, seconded by Chair Butterfield. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, JONES, NGUYEN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	FREZE, HUTCHINSON

MATTERS
FROM

COMMISSIONERS: Commissioner Barry noted that the Chop Stix restaurant located at 12012 Knott Street, which recently had a Conditional Use Permit approved by the Planning Commission, is now out of business. She also questioned whether Code Enforcement has followed up with the El Chicano restaurant at 12546 Valley View Street that is advertising karaoke. Staff responded that the karaoke advertisement for this restaurant would be investigated.

MATTERS

FROM STAFF: None.

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

TERESA POMEROY
Recording Secretary