

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JUNE 7, 2007

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 CHI, VICE CHAIR PIERCE, COMMISSIONERS
BEARD, BANKSON, BRIETIGAM, NGUYEN

ABSENT: Commissioner Pak.

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Karl Hill, Planning Services Manager; Lee Marino, Senior Planner; Grant Raupp, Administrative Analyst; Judy Moore, Recording Secretary.

1. Site Plans and Variances were discussed.
2. The reading of the brief description of future Agenda items was moved to the Matters from Staff portion of the Planning Commission Meeting.

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 CHI, VICE CHAIR PIERCE
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, NGUYEN

ABSENT: Commissioner Pak.

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Karl Hill, Planning Services Manager; Lee Marino, Senior Planner; Dan Candelaria, Civil Engineer; Sergeant Kevin Boddy, Police Department; 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 Pierce and recited by those present in the Chamber.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Beard moved to approve the Minutes of May 3, 2007, seconded by Commissioner Brietigam. The motion carried with the following vote:

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

PUBLIC HEARING: NEGATIVE DECLARATION

PLANNED UNIT DEVELOPMENT NO. PUD-117-07
SITE PLAN NO. SP-422-07
TENTATIVE TRACT MAP NO. TT-17127
VARIANCE NO. V-157-07

APPLICANT:

NEWLAND CENTRAL, LLC

LOCATION:

SOUTH SIDE OF CENTRAL AVENUE, BETWEEN WILSON STREET AND
NEWLAND STREET AT 8372 CENTRAL AVENUE

DATE:

JUNE 7, 2007

REQUEST:

To rezone a 34,533 square foot lot from R-3 (Multiple-Family residential) to Residential Planned Unit Development for the allowance to create a small-lot residential subdivision consisting of eight (8) lots with Lot 8 to be maintained as common area, in conjunction with requests for a Variance to deviate from the minimum three-acre lot size for Residential Planned Unit Developments; a Site Plan to construct seven (7) detached two-story, single-family homes; and a Tentative Tract Map to create the eight (8) lot subdivision for the proposed development. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval. Two letters of opposition to the request were written by Raymond A. Goulette, and Cindy and Jennifer Eaton.

Chair Chi asked staff if any other comparable sites with this density have been located along the freeway. Staff replied that there was at least one on Yockey Street, but not next to a freeway, and one on Trask Avenue, east of Euclid Street.

Commissioner Beard asked staff to clarify if the City is involved in the CC & R's. Staff replied yes; that this is a new condition for the City to step in when an association may not be a strong one; and that this condition has been recently used for other projects.

Commissioner Brietigam asked staff if the privacy issues from the 'Eaton' letter had been addressed. Staff replied that one option to mitigate the privacy concerns with the two, second floor windows, would be to make the windows clerestory windows.

Chair Chi asked if any crime was associated with the neighborhood, especially since the area is near a freeway. Staff replied no.

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

Mr. Allen Chen, the applicant's representative, approached the Commission.

Chair Chi asked Mr. Chen if he had read and agreed with the Conditions of Approval. Mr. Chen replied yes.

Commissioner Beard asked Mr. Chen to clarify the number of new housing units. Mr. Chen replied seven, and that currently, there is one five-bedroom house, one smaller two-bedroom house, and a four-car garage on the property; and that the price range of the new units would be approximately \$700,000.

Mr. Robert Thompson, president of the Homeowner's Association of the adjacent condominium project, approached the Commission and stated that when the houses are built there would be a 25 foot high wall located ten feet from the property line; that the front doors of the condominium units would face the rear of the new houses; that there would be loss of sunlight as well as a loss of value; and that a two-acre variance seems exorbitant. Mr. Thompson then submitted a twelve-signature petition of opposition to the request.

The applicant's representative pointed out that the wall would be a six-foot high wall with a ten-foot setback from the wall to the houses; that there would be distance from the wall to the condominiums; that it is the houses that are 25 feet high; and that visibility issues from the second story windows could be mitigated.

Mr. Thompson further stated that his condominium includes three units with four residents in each and that the condominiums are two-story.

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

The Commissioners agreed that the privacy issue with the second story windows should be addressed as an amendment; that if condominiums were built, they too would be two-story; that the project would be an improvement to the neighborhood; that home ownership is better; that the project meets the findings and is a good transition; that though there is sympathy for the neighbors, more units could have been built; and that without the variance, the project could not be built.

Commissioner Bankson asked staff if the City infrastructure was sufficient. Staff replied yes.

Commissioner Brietigam moved to adopt the Negative Declaration, recommend approval of Planned Unit Development No. PUD-117-07 to City Council, and approve Site Plan No. SP-422-07, Tentative Tract Map No. TT-17127, and Variance No. V-157-07, seconded by Vice Chair Pierce, pursuant to the facts and reasons contained in Resolution Nos. 5595 (PUD) and 5596 (SP, TT, V). The motion received the following vote:

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

PUBLIC
HEARING: TENTATIVE PARCEL MAP NO. PM-2006-293
APPLICANT: BURKE REAL ESTATE GROUP
LOCATION: NORTHEAST CORNER OF MONARCH STREET AND PATTERSON DRIVE AT
11258, 11262, 11264, AND 11266 MONARCH STREET

DATE: JUNE 7, 2007

REQUEST: To reconfigure four parcels of land into two parcels of land to convert a previously approved multi-tenant industrial complex into an industrial condominium development. The purpose is to allow the individual ownership of the tenant spaces and to have the complex continue to operate as an integrated multi-tenant industrial complex. The site is in the Planned Unit Development No. PUD-103-76 (Rev. 92) zone.

Staff report was read and recommended approval.

Commissioner Brietigam commented that there is a similar project at Valley View Street and Lampson Avenue that has had problems with property maintenance and asked staff if there is an association for this project. Staff replied yes.

Chair Chi asked staff if there are similar zones in the industrial area for condominiums. Staff noted that a recent example would be at Knott Street and Patterson Drive by Burke Development; and that the property's uses have to fall within what is permitted in the zone.

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

Mr. Mike Coady, the applicant's representative, approached the Commission.

Chair Chi asked Mr. Coady if he had read and agreed with the Conditions of Approval. Mr. Coady replied yes; that there would be a condominium association that each unit owner would pay into on a monthly basis to keep up common areas; that owners would also pay into an impound account to cover such items as building or painting; that there are four or five tenants at this time; and that each tenant would own a percentage of the project.

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

The Commissioners commented that they liked the project; that the project is innovative and an improvement; and that industrial activity in that area is important to the City.

Commissioner Beard moved to approve Tentative Parcel Map No. PM-2006-293, seconded by Vice Chair Pierce, pursuant to the facts and reasons contained in Resolution No. 5597. The motion received the following vote:

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

MATTERS FROM

COMMISSIONERS: Commissioner Brietigam commented that the 99 Cent Store on Valley View Street and Lampson Avenue has maintenance and lighting issues in the parking lot and asked staff how these concerns could be addressed. Staff replied that Code Enforcement would look into the matter.

MATTERS

FROM STAFF: Staff stated that the next regularly scheduled Planning Commission meeting on June 21, 2007, would be a Study Session that would encompass a small-lot subdivision presentation and tour of those types of subdivisions in the city of Garden Grove.

Staff read a brief description of future Agenda items for the July 5, 2007 Planning Commission meeting.

In the Commissioner's packets, staff distributed a book entitled "Commissioner Handbook of Ethics and Transparency", that covers the Brown Act-Open Meetings Law, the Garden Grove Code of Ethics, and the Political Reform Act-Conflicts of Interest Law. During Matters from Staff, the topics in the book were discussed and considered.

ADJOURNMENT: Chair Chi motioned to adjourn the meeting, seconded by Commissioner Brietigam. The meeting was adjourned at 8:25 p.m.

JUDITH MOORE
Recording Secretary