

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JANUARY 16, 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, FREZE,
HUTCHINSON

ABSENT: NONE

ALSO PRESENT: Doug Holland, Deputy City Attorney; Glen Krieger, Planning Services Manager; Rosalinh Ung, Urban Planner; Noemi Bass, Assistant Planner; Dan Candelaria, Civil Engineer; Sergeant Robert Fowler; 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, FREZE,
HUTCHINSON

ABSENT: NONE

ALSO PRESENT: Doug Holland, Deputy City Attorney; Glen Krieger, Planning Services Manager; Rosalinh Ung, Urban Planner; Noemi Bass, Assistant Planner; Dan Candelaria, Civil Engineer; Sergeant Robert Fowler; 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 Hutchinson and recited by those present in the Chamber.

ORAL

COMMUNICATION: Ms. Janine Fowler approached the Commission. She commented that there have been a number of small-lot residential developments approved by the City, and she is concerned about the impacts of overcrowding.

Vice Chair Jones noted that Orange County has a housing shortage, which forces many people to commute. New housing developments give people more choices and opportunities to purchase homes.

APPROVAL OF
MINUTES:

Chair Butterfield moved to approve the Minutes of November 21, 2002, seconded by Commissioner Hutchinson. The motion carried with the following vote:

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

Chair Butterfield moved to approve the Minutes of December 5, 2002, seconded by Commissioner Hutchinson. The motion carried with the following vote:

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

PUBLIC
HEARING:
APPLICANT:
LOCATION:

CONDITIONAL USE PERMIT NO. CUP-627-02
AMINUL ISLAM
SOUTHEAST CORNER OF HARBOR BOULEVARD AND TRASK
AVENUE AT 13518 HARBOR BOULEVARD

DATE:

JANUARY 16, 2003

REQUEST:

To allow an existing convenience market (D&B Food Store) to operate under an Alcoholic Beverage Control Type "21" (Off-Sale General) license. The store is located in the C-2 (Community 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. Aminul Islam approached the Commission and stated that he agrees with the conditions of approval.

Commissioner Hutchinson asked Mr. Islam if he has any other stores in the area. Mr. Islam stated no, but he has a business in Texas.

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

Commissioner Hutchinson asked why the original owner surrendered the beer and wine license. Staff stated that the prior owner had no need for the license, and this applicant is upgrading the license from a type "20" to a "21" in order to sell distilled spirits.

Commissioner Hutchinson asked if there were any police concerns. Sergeant Fowler stated that the majority of the crime in this area is from prostitution, and is not related to alcohol sales from this establishment.

Chair Butterfield moved to approved Conditional Use Permit No. CUP-627-02, seconded by Commissioner Hutchinson, pursuant to the facts and reasons contained in Resolution No. 5341. The motion carried with the following vote:

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

PUBLIC HEARING:	CONDITIONAL USE PERMIT NO. CUP-626-02
APPLICANT:	DAVID KIM (GOSPEL FIRST KOREAN BAPTIST CHURCH)
LOCATION:	EAST SIDE OF COAST STREET SOUTH OF GARDEN GROVE BOULEVARD AT 13040 COAST STREET
DATE:	JANUARY 16, 2003
REQUEST:	To operate a childcare center at an existing religious facility located in the R-3 (Multi-Family Residential) zone.

Staff report was reviewed and recommended approval.

Commissioner Freze asked if the combined use requirement is 122 parking spaces, and the church provides 102, would the church need to use 20 of the annex parking. Staff stated yes.

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

Mr. Johnathan Pae, architect for the project, approached the Commission. He commented that he appreciates the detailed conditions and he is impressed. He stated that the applicant would comply with all of the conditions in a timely manner. He stated that the motivation for creating a day care center for the church members is to provide a Christian environment for their children.

Chair Butterfield asked if the applicant, Mr. Kim, has read and agrees with the conditions of approval.

Mr. Kim approached the Commission and expressed his agreement with the conditions of approval.

Commissioner Barry asked for clarification for the hours of operation, and noted a discrepancy between what is stated in the staff report and what is stated in the conditions.

Staff stated that there was a Conditional Use Permit that was approved for this facility and the church building, which allowed a variety of uses but not specifically a day care. This is a CUP to add day care with the other uses already allowed, which include Sunday school.

Commissioner Barry asked why it was limited under the conditions of approval. Staff stated that this CUP only pertains to the day care use and does not conflict with what has already been permitted.

Commissioner Barry asked if the items for discussion in the staff report have any impact on the actual Resolution. Doug Holland stated that it could, however, the first document that is looked to is the Resolution, and the discussion is part of the record and establishes the intent behind what is contained in the staff report.

Staff noted that there is an error in condition S, and the days of operation should be changed to read Monday through Saturday.

Commissioner Barry asked for clarification of whether the hours should be from 8:00 a.m. to 6:00 p.m. as stated in the staff report, or the hours of 7:00 a.m. to 6:30 p.m. as stated in condition S. Staff stated that the hours that should be considered are the hours that are listed in the conditions of approval. The applicant requested the hours of 8:00 a.m. through 6:00 p.m., however, 7:00 a.m. is more consistent with other day care centers, and a 6:30 p.m. closure allows for flexibility for parents coming from longer distances to pick up their children.

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

Commissioner Hutchinson moved to approve Conditional Use Permit No. CUP-626-02, with the amendment to condition S, to change the days of operation to Monday through Saturday, seconded by Commissioner Callahan, pursuant to the facts and reasons contained in Resolution No. 5339 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

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

PUBLIC HEARING: NEGATIVE DECLARATION
SITE PLAN NO. SP-317-02
APPLICANT: VIACOM OUTDOOR
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD EAST OF FAIRVIEW
STREET AT 11311-13341 GARDEN GROVE BOULEVARD
DATE: JANUARY 16, 2003
REQUEST: To allow the construction of a 50 foot high, 672 square foot billboard on an approximately 5.29 acre site in the Planned Unit Development No. PUD-103-77 (Commercial) zone.

Chair Butterfield abstained from this request because she owns stock in Viacom, and she stepped down from the dais.

Staff report was reviewed and recommended approval.

Commissioner Freze questioned whether the Commission has the authority to act on the actual content that would be on the billboard facing. Staff stated that it would not be within the purview of the Commission and would fall under State regulations.

Commissioner Freze asked if there is another billboard within 300 feet of this proposed site. Staff stated no.

Commissioner Hutchinson asked if this sign meets all of the requirements to be relocated and constructed at this site. Staff stated yes.

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

Mr. Dave Ryan, the applicant, approached the Commission. Vice Chair Jones questioned whether he read and accepts all of the conditions of approval. Mr. Ryan stated yes.

Mr. Ryan stated that relocating this billboard has been a three-year process, which involved looking at several sites. He noted that they had to remove the billboard because it was on property that the city acquired for redevelopment. Viacom is looking to restore the sign that they had, and the company has lost thousands of dollars. However, they have been very willing to work with the city, and the intent is to find a location that is agreeable with everyone. He offered to provide a photo of a similar billboard.

Commissioner Freze asked if this was going to be on private property and if there were any property taxes involved. Mr. Ryan stated that they would be tenants on the proposed site, and taxes would be the responsibility of the property owner.

Commissioner Freze asked if he had applied for permits already. Mr. Ryan stated yes.

Ms. Robin Marcario approached the Commission. She stated that the billboards are aesthetically displeasing and subject to graffiti. She stated that she was unaware that there was a public hearing for this billboard, as she did not see it advertised. She asked how the city would benefit from having this billboard.

Vice Chair Jones noted that the city is obligated to relocate this specific billboard.

Commissioner Barry questioned where it is written that this billboard has to be relocated. Staff stated that there is a provision in the code for the Commission to make a finding that the billboard will not adversely affect the community. Staff also noted that the request for the billboard was published in the Garden Grove Journal dated December 19, 2002, and the surrounding property owners within 300 feet of the project site were notified.

Commissioner Hutchinson questioned whether they would be able to disallow this relocation based upon the agreement with the city.

Commissioner Callahan stated that this would be considered an improvement to the property, and is the responsibility of the tax assessor to ascertain who would be billed for tax.

Ms. Marcario asked if the city would be eligible to receive tax benefits and where it would be allocated.

Doug Holland noted that the county would receive the tax, and any tax allocated to the city would be for the city's general fund, as this site is not in the redevelopment area. He pointed out that the code prohibits new billboards, but relocation may be applied, subject to certain procedures and criteria. The Planning Commission is obligated to find criteria, which includes aesthetics, safety, health and welfare of the community.

Commissioner Barry asked if the Planning Commission is required to approve the billboard. Doug Holland responded they are obligated to approve it if they cannot make a finding that it would have an adverse affect on the public's safety, health and welfare.

Commissioner Callahan asked Sergeant Fowler if graffiti on signs has been a problem in the community. Sergeant Fowler responded that graffiti is always a problem, however, due to the limited number of signs in the city, billboard graffiti is not predominant.

Ms. Janine Fowler approached the Commission, and asked where to find the code that was quoted by the Deputy City Attorney. Doug Holland responded that it could be found in the Municipal code under Title 9, Billboards, Section 9.16.410, as stated in the staff report.

Ms. Fowler commented that she understands that billboards serve a purpose in terms of advertising, but they are an eyesore. No matter where billboards are, they don't blend into the community. She expressed concern that the decision to approve the sign not be understood as mandatory, but is at the discretion of the Commission to the extent that the billboard could be found to benefit the community.

Mr. Dave Ryan approached the Commission and commented that Viacom is highly motivated to remove graffiti because it is very expensive in terms of cleanup and loss of advertising impact. They use a contractor to remove graffiti within 24 hours after application. He noted that he understands why people find billboards visually unappealing; however, this location is next to the freeway in an industrially zoned property. Of all the sites they looked at in the city this was the most appropriate.

Commissioner Freze asked if there are climbing pegs on the pole. Mr. Ryan stated that a ladder is welded to the pole, and when the sign is serviced, the maintenance people have an extension ladder. It would be difficult for someone to tag the sign with graffiti.

Commissioner Barry noted that graffiti could be put on the pole itself. Mr. Ryan agreed, but pointed out that the site is in the back of an industrial property and the pole could not be seen from the freeway.

Commissioner Hutchinson noted that there has been some discussion that this is a relocated sign and asked if he has a written agreement with the city guaranteeing another site. Mr. Ryan stated that he did not know, however, California State law protects billboard companies and property owners, that if they are forced to leave a site, they have to be compensated.

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

Commissioner Barry stated that she cannot make a finding that this fits under the aesthetic qualification to justify the billboard.

Commissioner Freze agreed and stated he would vote against the billboard.

Commissioner Barry moved to deny Site Plan No. SP-317-02, and directed staff to prepare a Resolution for denial, seconded by Commissioner Freze. The motion carried with the following vote:

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

PUBLIC
HEARING:

NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-4-02
PLANNED UNIT DEVELOPMENT NO. PUD-146-02
SITE PLAN NO. SP-318-02
VARIANCE NO. V-296-02
TENTATIVE TRACT MAP NO. TT-16449
DEVELOPMENT AGREEMENT

APPLICANT:
LOCATION:

JOHNSTON REAL ESTATE
SOUTHEAST CORNER OF CHAPMAN AVENUE AND NUTWOOD
STREET AT 10510 CHAPMAN AVENUE

DATE:

JANUARY 16, 2003

REQUEST:

To allow a change of the General Plan designation from OP (Office Professional) to LMDR (Low Medium Density Residential) and to rezone an approximate 1.78 acre site from OP to Residential Planned Unit Development. Also a request for a Variance to deviate from the required minimum lot size of three acres for a Planned Unit Development, a Site Plan to construct 16 single-family homes, and a Tentative Tract Map for a 20-lot subdivision.

Staff report was reviewed and recommended approval of the Site Plan and Variance, and that the Planning Commission recommend approval of the General Plan Amendment, Planned Unit Development and Development Agreement to City Council. Staff noted that an electronic letter of opposition was received from Gary Bell and Janet Nazar.

Commissioner Hutchinson questioned why the project was not designed to have access off of Chapman Avenue.

Staff stated that there is a higher traffic volume on Chapman Avenue, and when possible the intent is to keep the access points off the busier arterial streets.

Commissioner Hutchinson stated that it would make sense to have an access off of Chapman Avenue as well as Nutwood Street. He asked if there would be an extra lane on Chapman for a right turn, and a left turn at Nutwood going north.

Staff stated that since the project inception, the access off of Nutwood was the only consideration because of less traffic on Nutwood.

Commissioner Hutchinson commented that having the access off of Nutwood Street, which is only a two-lane street, would create congestion. High-density developments need to have the ability to keep the traffic on local residential streets to a minimum. He stated that he doesn't like the project with its current configuration.

Staff stated that the secondary access on Nutwood alleviates the concern about congestion. Field study was done at this intersection, and at that time it was observed that several cars would back up on an occasional basis, and the signal is set to be responsive. The concern would be for cars coming into the tract, which may have to wait for access into the development.

Commissioner Barry asked if there are any requirements to obscure windows that would overlook the Boys and Girls club, noting that the only condition referenced the windows that are placed on the homes that face Paladium Street. Staff stated that this could be addressed.

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

Mr. Bob Johnston of Johnston Real Estate approached the Commission. He noted that the current zoning for this property allows medical offices, which at this time is only 40% occupied. He indicated that he has met with the Boys and Girls Club to discuss their concerns, and stated that the windows facing their property would be high. He commented that the property owner is selling this property because the medical building is not economically feasible. He has been building in Orange County for numerous years and has concentrated on infill projects like this one. He noted that the design of the project was discussed at length with staff for the past six months. He stated that the project would provide minimum lot frontage of 50 feet, which would create a distinctive street scene, and the project will include a tot lot. He surmised that future homeowners would be people who may have grown up in this community and wish to come back.

Chair Butterfield questioned the price range of the homes. Mr. Johnston responded that they will start in the mid \$300,000.00 range, and the market will dictate what can be expected.

Chair Butterfield asked if he has read and understands the conditions of approval. Mr. Johnston stated yes.

Commissioner Callahan commented that he thought that the wood fencing would not sustain its looks and suggested that block wall be used. Mr. Johnston responded that block wall is planned for the perimeter of the project, with wood fencing separating the homes.

Commissioner Hutchinson noted that most of the access for the medical building is off of Chapman Avenue, and thought that Chapman Avenue

access is necessary for this project. Mr. Johnston stated that the project does not lay out as well with Chapman Avenue access, and noted that the homes have a 30-foot setback from Chapman as well as a seven-foot perimeter wall along Chapman for noise abatement. He stated that this project is only 16 homes, and even considering the surrounding neighborhood that also empties onto Nutwood, he did not think that there would be a significant amount of traffic generated by the project.

Commissioner Hutchinson commented that the surrounding properties have access to other streets, not just Nutwood. He stated that Mr. Johnston needs to sell this concept to the neighbors. Mr. Johnston stated that he did have a neighborhood meeting, and deferred traffic issues to the city's traffic department. He stated that they have tried to design the project for Chapman access, which would make it difficult to keep a total of 16 homes.

Commissioner Freze asked if they tried to do a layout with access off Chapman Avenue. Mr. Johnston stated yes, that the traffic on Chapman and Nutwood was reviewed by his staff, and found that with access off Chapman, he would only be able to build 14 homes.

Chair Butterfield questioned staff if the city's traffic engineer would be studying the intersection of Nutwood and Chapman to see if the signal is allowing traffic to flow. Staff stated yes, and that they are also studying the possibility for left turn arrows on eastbound and westbound Chapman, which would provide a separate phase for left-turning vehicles.

Commissioner Barry suggested that if the house on lot four is eliminated, it would leave the project intact.

Commissioner Freze asked how a fire truck would be able to turn around.

Vice Chair Jones suggested that a crash gate be installed and asked about a timeline for the project. Mr. Johnston responded that he has a purchase agreement that would not allow more time for redesigning this project.

Staff stated that if there were access off of Chapman Avenue, they would need to provide a 38-foot radius 76 feet wide, and a cul de sac, which would encroach into two of the lots. Access off of Chapman would also have to be right turn in and right turn out only.

Ms. Cheryl Armstrong of 12421 Loreleen Street approached the Commission. She commented that she respectfully disagreed with Commissioner Hutchinson and felt that traffic should be off of Nutwood.

Mr. Paul Rubin of 12361 Meade Street approached the Commission. He complained about not being notified and felt that the 300-foot requirement for notification is inadequate. He stated that he is against any change of zoning requirements that create higher density housing. He thought that

the average lot size for this project is not compatible with the neighborhood.

Chair Butterfield pointed out that there are a variety of uses in this neighborhood, including apartments across the street as well as the Boy's and Girl's Club adjacent to the project site. Mr. Rubin stated that he understood that there would be a traffic study done and whether the study would include the proposed development. Chair Butterfield responded that the traffic study would take the development into consideration. Mr. Rubin stated that generally he is against changing the city and creating high density, and most people come to Garden Grove because of the large lots.

Mr. Richard Collier of 10541 Paladium Avenue approached the Commission. He stated that this project will back up to his home, and he is concerned about security and graffiti. He asked that there be lighting for this development. He noted that there are four streets that access Nutwood, and he would like something done about the alley for security and safety.

Mr. Floyd Pescuma of 12052 Shady Acre approached the Commission. He noted that the law does not define the meaning of a single family, and the home next door to him has nine people and five cars. This home originally sold for \$15,000.00, has three bedrooms, was built in 1955, and just recently sold for \$310,000.00. A traditional single family cannot afford a \$310,000.00 mortgage. Therefore, he is concerned that this development could potentially house an excess of 100 people. He noted that Chapman Avenue is very busy and drivers consistently speed; it would be a mistake for this project to have access off Chapman Avenue. He does not think that creating access off of Nutwood would be successful either because of the adjoining properties that access the alley that exits Nutwood. He expressed doubt that a Fire truck would be able to successfully access the development, and he is completely opposed to this project.

Ms. Sabina Aofrate of 12082 Nutwood Street approached the Commission. She stated that she has lived on the corner of Nutwood and Paladium for 43 years, and that there are weekly accidents on Chapman at Nutwood. She suggested that one home be taken out in order to provide access off of Chapman Avenue. She is also concerned about having two story homes back up to her home, and that there will be two or three families in one home. She stated that she is completely against this project.

Mr. Harry Pearce of 12752 Crestwood approached the Commission. He stated that he likes the project, however, there is not enough property to support 16 homes. He does not think that there is a compelling reason for a variance, and approving a variance without a compelling reason undermines the city's zoning law.

Ms. Laura Aofrate of 12082 Nutwood Street approached the Commission. She stated that Nutwood is a very busy street and this project will exacerbate the situation. This project should conform to the neighborhood, and the developer would still make money if two or three homes were removed from the project. She expressed concern about maintaining her privacy, and commented that there will be approximately ten bedroom windows facing her home.

Ms. Robin Marcario of 9721 Lampson Avenue approached the Commission. She expressed her opposition to the project and encouraged the Commission to adhere to the zoning laws. Because of the impending budget cuts, she is concerned about the impact to the school district from high-density projects.

Ms. Dale Morgan of 10511 Stanley Lane approached the Commission. She stated that she lives in the apartment complex across the street, and attended the neighborhood meeting that discussed this project. She cited the problem with traffic at Nutwood and Chapman, and pointed out that people turning left onto Nutwood cannot see oncoming traffic. Also there is an alley between Faye and Nutwood that generates a lot of traffic. She stated that there is a day care center on Chapman near Nutwood and people drop their children off at the rear entrance. There will be problems with traffic stacking on Nutwood, which is already a problem. The houses are on such small lots and do not provide enough visitor parking. She noted the developer fees that the city receives are not enough to support this high of density. She asked that the Commission consider the concerns of the homeowners.

Dr. Mark Bedard whose office is located at the project site approached the Commission. He stated that he does not have a problem with the project; however, they will have a number of patients who will be displaced. He stated that currently, they do not have any place to go that is a quality medical facility, and they would like to be given a decent amount of time to relocate.

Ms. Ida Dramen of 10591 Paladium Avenue approached the Commission. She commented that one or two homes should be eliminated from this proposal.

Ms. Verla Lambert of 12341 Marble Place approached the Commission. She commented that 16 homes would not fit into this site and although she does not live near this site, the density of this project affects all of Garden Grove.

Mr. Johnston approached the Commission. He commented that this property has not been financially feasible for a number of years. Sixteen homes would generate about a fifth of traffic that the medical building has the potential to create. The Fire Department has reviewed this plan, and he is committed to providing two fire hydrants for the project. The Fire Department would also need to approve a crash gate. He stated that the conditions of approval require window obscurement, and the windows

could be designed to be high and made with a type of reflective material. The development would provide more lighting than what is there now and would improve security. The length and width of the alley was reviewed with police, and their only concern is that there is a line of sight through the alley. He stated that he required the property owner to prove that the tenants were on a month to month. He commented that he is proud of this project and hopes for approval.

Commissioner Hutchinson commented that there is a place in the community for high-density housing that can coexist with other types of property uses and densities. The traffic and parking is a problem with this project and the potential for car accidents is a concern. He is sure that the city will do a traffic study. Sixteen homes would fit very nicely, however, the site needs to have access off of Chapman Avenue. He stated that he cannot vote for this and the project needs to be redesigned.

Commissioner Barry agreed and noted that cars that travel south on Nutwood off of Chapman will stack up because of the project's access, and this would be hazardous. A left turn arrow off of Chapman onto Nutwood may help to make it safer. She commented that she likes the project, but something needs to be done to alleviate traffic concerns.

Commissioner Freze commented that the State law mandates that the city meet affordable housing criteria, although he is concerned about higher density housing. An exit off of Chapman may alleviate some of the problems. This project is nice, but there should be more time allowed for a traffic study and a redesign of the project to address traffic safety.

Vice Chair Jones stated that he is an advocate of housing and sits on the board of the Orange County Affordable Home Ownership Alliance. He is concerned for future affordable housing, and this project meets this criterion. These types of projects with the smaller lots are an attractive new product from the standpoint of young dual income families interested in buying a starter home. He does not have a problem with the density, but he agrees with the other Commissioners that there should be access off of Chapman Avenue as well as Nutwood. He stated he would like to see the project redesigned for better traffic flow.

Chair Butterfield commented that traffic throughout the city is a problem, however, the Commission is asking that the project be redesigned in order to address the traffic issues. She noted that the lighting concern has been addressed as well as the second story windows.

Chair Butterfield asked Mr. Johnston if he would be willing to redesign the project and would be willing to continue this request. Mr. Johnston stated that he would be happy to work with staff and come back with a new design.

Commissioner Freze moved to continue this item off-calendar to wait for a traffic study and to give the applicant the opportunity to redesign the

project, seconded by Commissioner Barry. The motion carried with the following vote:

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

ITEM FOR
CONSIDERATION: GENERAL PLAN CONFORMITY
APPLICANT: COUNTY OF ORANGE
LOCATION: SOUTH SIDE OF CERULEAN STREET EAST OF OWEN STREET AT 6202
CERULEAN STREET
DATE: JANUARY 16, 2003

REQUEST: To lease approximately 4,500 square feet of office space for a Medical Therapy Unit to serve special needs children.

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.

Ms. Robin Marcario approached the Commission and expressed concern about having classroom space available for instruction.

Ms. Janine Fowler approached the Commission and expressed her confusion about the school capacity issues as stated by the school district representative at the last public hearing.

Staff noted that this program serves special needs children and their families that are within the Garden Grove Unified School district.

Ms. Cheryl Armstrong approached the Commission and expressed concern about the older children using the facility at the same time as the younger children.

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

Vice Chair Jones moved to approve the General Plan Conformity, seconded by Commissioner Barry, pursuant to the facts and reasons contained in Resolution No. 5342 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

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

ITEM FOR
CONSIDERATION: ADOPTION OF RESOLUTION NO. 5323

Commissioner Barry moved to adopt Resolution No. 5323, seconded by Commissioner Hutchinson. The motion carried with the following vote:

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

ITEM FOR
CONSIDERATION: SELECTION OF CHAIR AND VICE CHAIR

Commissioner Freze moved to approve Chair Butterfield to serve as Planning Commission Chair, seconded by Commissioner Hutchinson. The motion carried with the following vote:

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

Commissioner Hutchinson moved to approve Vice Chair Jones to serve as Planning Commission Vice Chair, seconded by Commissioner Callahan. The motion carried with the following vote:

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

MATTERS
FROM

COMMISSIONERS: Commissioner Freze asked if it is required for people who give testimony during the public hearing portion of the Commission meeting to state their home address. Doug Holland stated that it is not a requirement and some people may be concerned with protecting their privacy.

Chair Butterfield questioned whether the housing development that was proposed by Western Pacific Housing on Katella Avenue was moving forward. Staff stated that due to the increase in land costs, the project was not moving forward.

Chair Butterfield commented on the amount of trash and debris that is in the parking lot for the residential development adjacent to the church property on Coast Street. Staff stated that Code Enforcement would be informed.

Commissioner Freze asked if the property at Chapman Avenue and Brookhurst Street is zoned for medical use. Staff stated yes.

MATTERS
FROM
STAFF:

Staff announced that Janet Nguyen, who served as Vice Chair on the city's Traffic Commission, has been appointed to the Planning Commission and will begin at the next meeting.

Staff reviewed the tentative agenda items for the February 6, 2003 Planning Commission meeting.

ADJOURNMENT: The meeting was adjourned at 10:20 p.m.

TERESA POMEROY
Recording Secretary