

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CALIFORNIA

THURSDAY  
JULY 5, 2007

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, PAK

ABSENT: None.

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Susan Emery, Community Development Director; Maria Parra, Associate Planner; 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 Commissioner Pak and recited by those present in the Chamber.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Brietigam moved to approve the Minutes of June 7, 2007, seconded by Vice Chair Pierce. The motion carried with the following vote:

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

PUBLIC HEARING: SITE PLAN NO. SP-423-07  
TENTATIVE PARCEL MAP NO. PM-2007-126  
APPLICANT: RICHARD HUYNH AND ANTHONY NGUYEN  
LOCATION: WEST SIDE OF NINA PLACE, SOUTH OF PALOMA AVENUE AT 13321 NINA PLACE  
DATE: JULY 5, 2007

REQUEST: To subdivide an 18,168 square foot lot into two (2) parcels, each with a lot size of 9,084 square feet, and to construct a two-story, single-family home on each lot. The site is in the R-1 (Single-Family Residential) zone.

Staff report was read and recommended approval.

Commissioner Pak asked staff if the property was divided exactly in half. Staff replied yes.

Chair Chi asked staff if there were plans to relocate the property's 50-year old trees. Staff replied that the Street Division did not include a

condition to remove the trees; however, the Engineering Division includes a condition to construct a sidewalk, which may affect the trees.

Commissioner Pak noted that the addition of the 12 Queen palm trees in the center area is good.

Commissioner Beard asked staff if the wall in the three-car garage is typical. Staff replied that the applicant may build a second unit built at the rear of the property, and if so, that portion of the garage is for that unit. Staff also added that the interior loft area would remain to be open to below, and that window locations have been addressed for privacy.

Commissioner Pak asked staff if the applicant would need to go through the Planning Commission process if he decides to build the second unit. Staff replied no, that the request would be approved administratively if the applicant meets the code requirements.

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

Mr. Dung Sam, the applicant's representative, approached the Commission and stated that there are two families that would occupy the property.

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

Commissioner Brietigam asked Mr. Sam if the front trees could be saved. Mr. Sam stated that the new landscaping would look better than what is there now and that the landscaping includes new trees; however, he would gladly work with staff to save the existing trees if the trees do not interfere with the construction of the sidewalk.

Commissioner Pak asked Mr. Sam when the second unit would be built. Mr. Sam stated that the unit could be built within a year and would be approximately 700 square feet.

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

The Commissioners commented that the property is a large lot and that the applicant's lots would be similar in size to the adjacent lots after the property is subdivided; also, that the neighborhood would not drastically change; that the trees should be addressed; that the development would be an improvement; and that it is good that the units look different.

Commissioner Beard asked staff to explain the location of the guest parking. Staff replied the guest parking is in the driveway in front of the garage.

Commissioner Pak moved to approve Site Plan No. SP-423-07 and Tentative Parcel Map No. PM-2007-126, seconded by Vice Chair Pierce, pursuant to the facts and reasons contained in Resolution No. 5598. The motion received the following vote:

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

PUBLIC HEARING: AMENDMENT NO. A-134-07  
CONDITIONAL USE PERMIT NO. CUP-208-07  
APPLICANT: YOUNG YI  
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NEWLAND STREET AT 8610 GARDEN GROVE BOULEVARD  
DATE: JULY 5, 2007  
REQUEST: To rezone the subject property from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) in conjunction with a Conditional Use Permit request to modify and legalize an existing nonconforming nightclub that operates with an Alcoholic Beverage Control Type "48" (On-Sale General – Public Premises) License that has been converted into an establishment with private karaoke rooms.

Vice Chair Pierce moved to continue the case to a date certain, the Thursday, August 2, 2007 Planning Commission meeting, seconded by Commissioner Bankson. The motion received the following vote:

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

MATTERS FROM COMMISSIONERS: Commissioner Beard asked staff to confirm the location of the Thursday, July 19th, 2007 Planning Commission meeting. Staff replied that the meeting would be held in the Community Meeting Center 'A' Room.  
Chair Chi asked staff to clarify what the Commissioners should do if they are contacted with regard to the Wal-Mart project. Staff replied that Commissioners should refrain from giving comments or opinions prior to the Planning Commission meeting at which actions would be taken.  
Chair Chi expressed his thanks to staff for the Small-lot Subdivision tour on June 21<sup>st</sup>, and asked staff when the Planned Unit Development (PUD) requirements would be implemented. Staff replied that the PUD standards still need to pass through two committees before coming to the Planning Commission.  
Chair Chi asked Staff for the results of City Staff's attendance at the International Council of Shopping Centers (ICSC) with regard to International West. Staff replied that there is a request for proposal on a Garden Grove 40-acre site and that Staff met with developers, and are hopeful for responses.  
Chair Chi added that Lennar Developers are interested in 'podium' style projects in Garden Grove.

Commissioner Beard also expressed his thanks for the Small-lot Subdivision Tour.

MATTERS  
FROM STAFF:

Staff read a brief description of future Agenda items for the Thursday, July 5th, 2007 Planning Commission meeting, and added that the Public Meeting portion, with regard to Wal-Mart, would be for receiving public comment only and that no actions would be taken. In addition, staff related that the Draft Environmental Report illustrations are now included in the electronic copy located on Garden Grove's website.

Staff encouraged the Planning Commissioners to attend an additional Wal-Mart community open house that would be held at the Courtyard Center on Wednesday, July 11th, 2007, from 4:00 p.m. to 7:00 p.m., and that Wal-Mart consultants would be on hand to answer questions.

Staff also stated that the 'General Plan' Study Session, that was to be held on Thursday, July 19th, 2007 prior to the Planning Commission meeting, was canceled.

ADJOURNMENT: Chair Chi motioned to adjourn the meeting, seconded by Commissioner Brietigam. The meeting was adjourned at 7:40 p.m.

JUDITH MOORE  
Recording Secretary