

M I N U T E S

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
AUGUST 6, 2009

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: COMMISSIONERS BEARD, BONIKOWSKI, CABRAL,
KIRKHAM, TRAN

ABSENT: BUI, ELLSWORTH

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Karl Hill, Planning Services Manager; Lee Marino, Senior 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 Bonikowski and recited by those present in the Chambers.

ORAL COMMUNICATIONS: Ms. Peggy Bergin approached the Commission and expressed her concerns relating to Item D.1. and stated that she did not receive a notice with regard to the sale of the two mobile home parks; that her and her neighbor's properties share a common wall with the park site; and that she hopes the new owner will maintain the park.

APPROVAL OF MINUTES: Vice Chair Kirkham moved to approve the Minutes of June 18, 2009, seconded by Commissioner Cabral. The motion carried with the following vote:

AYES: COMMISSIONERS: BEARD, BONIKOWSKI, CABRAL,
KIRKHAM

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: BUI, ELLSWORTH

ABSTAIN: COMMISSIONERS: TRAN

PUBLIC HEARING: SITE PLAN NO. SP-422-07 TIME EXTENSION
APPLICANT: NEWLAND CENTRAL, LLC
LOCATION: SOUTH SIDE OF CENTRAL AVENUE, BETWEEN WILSON STREET AND
NEWLAND STREET AT 8372 CENTRAL AVENUE
DATE: AUGUST 6, 2009

REQUEST: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-422-07, for a small-lot, single-family subdivision. The site is in the Planned Unit Development No. PUD-117-07 zone.

Staff report was read and recommended approval.

Vice Chair Kirkham asked staff if the applicant would be entitled to an additional one-year extension of the Tract Map if he were not able to begin his project after a year's time.

Staff replied that AB-333 allows an automatic, up to three-years, extension of time; that the staff report was written under SB-1185, which stated that any Tentative Tract Map or Parcel Map that was still valid as of July 15, 2008, was given an automatic one-year time extension; that after the staff report, the newly signed assembly bill gave the Tract Maps an additional two years extension of time; and that the Site Plan and Variance are subject to the one year at a time extensions only.

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

Mr. Allen Chen, the applicant, approached the Commission and stated that they were waiting for the economy to turn around and that the project would take a year to build.

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

Commissioner Tran commented that the situation is understandable.

Vice Chair Kirkham moved to approve Site Plan No. SP-422-07 Time Extension No. 2, seconded by Commissioner Cabral, pursuant to the facts and reasons contained in Resolution No. 5690. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, CABRAL, KIRKHAM, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, ELLSWORTH

PUBLIC HEARING:	SITE PLAN NO. SP-425-07 TIME EXTENSION
APPLICANT:	ALLEN CHEN
LOCATION:	NORTH SIDE OF TRASK AVENUE, EAST OF BARNETT WAY AT 11241 AND 11251 TRASK AVENUE
DATE:	AUGUST 6, 2009
REQUEST:	To approve a one-year time extension for the approved entitlement under Site Plan No. SP-425-07, for a small-lot, single-family subdivision. The site is in the Planned Unit Development No. PUD-118-07 zone.

Staff report was read and recommended approval. One anonymous letter was received regarding the auto detailing/car sales business being carried on at the 11251 Trask Avenue address. The letter was forwarded to Code Enforcement who responded that the issue is currently an open case.

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

Mr. Gordon Lau, the applicant's representative, approached the Commission and stated that there are code enforcement issues and he is in

contact with the tenant regarding the auto detailing and landscaping issues.

Mr. Eldon Hemphill approached the Commission and pointed out a staff report error on the project site map. He also stated that there is an illegal car detailing business at 11251 Trask Avenue with as many as 12 to 15 cars; that cars are unloaded at all hours of the night; that he called Code Enforcement; that they create a danger by blocking traffic; that the house is unkempt with regard to landscaping, weeds are a fire hazard, roofing, and the garage door; that the tenants removed the chain on the Edison easement and filled the easement with cars; and that the matter is not being looked into.

Mr. Ron Williamson approached the Commission and expressed his concerns with the new 6'-0" high wall that would reach to the sidewalk making poor visibility when backing out of his driveway; and with the second story windows that would face down on his yard.

Ms. Peggy Bergin approached the Commission and commented that there should be a limit on the project variances and City rules must be followed; that in similar developments, there are windows that face each other; that a 6'-0" high wall to the sidewalk would create a visibility problem; and that the Trask Avenue traffic signal timing is a problem.

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

Staff stated that the 6'-0" high wall would be set back 5'-0" from the sidewalk; that the second story windows are exiting windows and would be high clerestory windows that are set back 20'-0"; and that Code Enforcement does have an current case as of the end of June, regarding the car detailing and vegetation issues; the last visit was on July 30 with no signs of car detailing; however, there are still vegetation issues.

Vice Chair Kirkham moved to approve Site Plan No. SP-425-07 Time Extension No. 2, seconded by Commissioner Tran, pursuant to the facts and reasons contained in Resolution No. 5691. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, CABRAL, KIRKHAM, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, ELLSWORTH

PUBLIC HEARING:	NEGATIVE DECLARATION PLANNED UNIT DEVELOPMENT NO. PUD-133-99 (REV. 05/REV. 09)
APPLICANT:	CRYSTAL CATHEDRAL MINISTRIES
LOCATION:	SOUTHWEST CORNER OF CHAPMAN AVENUE AND LEWIS STREET AT 13280 CHAPMAN AVENUE
DATE:	AUGUST 6, 2009
REQUEST:	To modify the permitted uses of Planned Unit Development No. PUD-133-99, to allow general and medical offices, medical clinics, and trade schools. The Crystal Cathedral Ministries is located in the Planned Unit Development No. PUD-133-99 zone, which currently allows for

religious uses such as religious schools, day care, cemeteries, and supportive offices and uses.

Staff stated that the City of Orange has traffic concerns regarding the additional uses on this site, therefore, in order to perform further traffic research, staff requested that the item be continued to the regularly scheduled meeting on Thursday, October 1, 2009.

Chair Beard 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 left open to be continued.

Vice Chair Kirkham moved to continue Planned Unit Development No. PUD-133-99 (Rev. 05/Rev.09) to the October 1st, 2009 Planning Commission meeting, seconded by Commissioner Cabral. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, CABRAL, KIRKHAM, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, ELLSWORTH

PUBLIC HEARING: GENERAL PLAN CONFORMITY
APPLICANT: CITY OF GARDEN GROVE
LOCATION: 13741 CLINTON STREET (EAST SIDE OF CLINTON STREET, NORTH OF WESTMINSTER AVENUE)
13096 BLACKBIRD STREET (SOUTHERLY END OF BLACKBIRD STREET, SOUTH OF GARDEN GROVE BOULEVARD)
DATE: AUGUST 6, 2009
REQUEST: Determination by the Garden Grove Planning Commission for the finding of General Plan consistency concerning the sale of two city-owned mobile home parks. The sites are in the R-3 (Multiple-Family Residential) zone and the General Plan Land Use Designations are 13741 Clinton Street (Low Density Residential) and 13096 Blackbird Street (International West Mixed Use).

Staff report was read and recommended approval, stating that Fisher Investment Group, along with co-investors, plans on creating a separate limited liability company for each park, and that only the Planning Commission is required to re-confirm the previous General Plan conformity and make the determination that the sale of the two mobile home parks is consistent with the City's General Plan.

Vice Chair Kirkham reconfirmed that there would be no change in the parks for five years.

Chair Beard asked staff to clarify how the City came to own the two mobile home parks.

Staff replied that the original intent was as a potential investment for long-range planning to consolidate the properties to allow for a commercial venture along the freeway frontage, however, area residents were opposed

to losing their homes to eminent domain, but the City still acquired the parks.

Chair Beard moved to approve the General Plan Conformity, seconded by Vice Chair Kirkham, pursuant to the facts and reasons contained in Resolution No. 5693. The motion carried with the following vote

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, CABRAL, KIRKHAM, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, ELLSWORTH

MATTERS FROM
COMMISSIONERS:

Chair Beard asked staff if the Brookhurst Trade School would be coming back to Planning Commission. Staff replied yes.

Vice Chair Kirkham disclosed that, for clarification purposes, he spoke at the City Council meeting regarding the trade school.

Staff expressed that any information he gave at that time is on record.

MATTERS FROM
STAFF:

Staff informed the Planning Commissioners that the updated Title 9 Zoning Code is on the City's website for their use, and that the Code is in the process of being reformatted. Also, that there would be no Planning Commission meeting on August 20, 2009.

Staff further added that a neighborhood meeting for the conceptual development plan of Brookhurst Triangle was held at the Community Meeting Center on Tuesday, August 4th, 2009 and that notices would go out for another neighborhood meeting in September, to be held at 7:00 p.m. in the Community Meeting Center B Room, and Commissioners are welcome to attend.

Finally, staff commented that this is Hawaii's 50th anniversary of statehood.

ADJOURNMENT:

Chair Beard moved to adjourn the meeting at 7:55 p.m., seconded by Vice Chair Kirkham. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, CABRAL, KIRKHAM, TRAN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, ELLSWORTH

JUDITH MOORE
Recording Secretary