

MINUTES

GARDEN GROVE PLANNING COMMISSION

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
SEPTEMBER 2, 2010

CALL TO ORDER: The Regular Meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chamber of the Community Meeting Center.

PRESENT: COMMISSIONERS BEARD, BONIKOWSKI,
CABRAL, PAK

ABSENT: BUI, ELLSWORTH

VACANCY: ONE

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Karl Hill, Planning Services Manager; Sergeant Ed Leiva, Police Department; Teresa Pomeroy, 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 Council Chamber.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Pak moved to approve the Minutes of July 1, 2010, seconded by Commissioner Cabral. The motion carried with the following vote:

AYES: COMMISSIONERS: BEARD, CABRAL, PAK

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: BUI, ELLSWORTH

ABSTAIN: COMMISSIONERS: BONIKOWSKI

VACANCY: COMMISSIONERS: ONE

PUBLIC HEARING: TENTATIVE TRACT MAP NO. TT-17384
DEVELOPMENT AGREEMENT NO. DA-182-10

APPLICANT: THE OLSON COMPANY

LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD
AND WEST STREET AT 12034 GARDEN GROVE
BOULEVARD

DATE: SEPTEMBER 2, 2010

REQUEST: To complete the build-out of the Sycamore Walk residential development through the proposed Tentative Tract Map No. TT-17384. The proposed build-out consists of a twelve-lot, single-family residential small-lot subdivision, with twelve (12) homes and one (1) common lot on a 36,155 square foot site, to be joined with the existing small-lot subdivision immediately east of the site. The site is in the Planned Unit Development No. PUD-113-96 zone. A Development Agreement is also included.

Staff report was reviewed and recommended approval. It was noted that the Los Sanchez Restaurant, adjacent to the proposed development, has a temporary parking agreement with the City to utilize a portion of the property for overflow parking.

Chair Beard asked if the restaurant is using the additional parking area. Staff responded yes; however, demand has lessened and the parking agreement is not permanent.

Commissioner Pak questioned whether the Garden Grove Agency for Community Development has retained ownership of the property, noting that the Development Agreement indicates that the Developer has an equitable interest in the property. He also asked what the City would gain with this development.

Staff responded that the Agency retained ownership of the property until the remediation was complete, and that the Agency has a Disposition and Development Agreement with The Olson Company for this site with information regarding the details that can be made available to the Commission.

Chair Beard questioned the potential for litigation if there is an issue with contamination.

Staff noted that that Agency has been working with a consultant for soil remediation, and that the site was cleared by the California Regional Water Quality Control Board for development; however, any litigation would be a private matter between the Developer and private property owners.

Chair Beard opened the Public Hearing to receive testimony in favor of or in opposition to the request.

Ms. Kim Prijatel, representative from The Olson Company, approached the Commission. She commented that this project is a major success story and described the proposed development. She stated that the site is ready to be developed, and The Olson Company is in escrow for the property with plans to close escrow upon approval of all entitlements. She noted that they have been working to annex with the Sycamore Walk Homeowners Association.

Chair Beard asked if she has read and agrees with the conditions of approval. Ms. Prijatel stated yes.

Commissioner Bonikowski asked if there will be additional parking spaces for the project, noting that there is no street parking. Ms. Prijatel stated there will be five additional spaces.

Commissioner Cabral questioned whether there has been any opposition from the Homeowners Association. Ms. Prijatel stated no.

Mr. Harry Krebs approached the Commission and stated he intended to speak in support of the concerns related to the loss of overflow parking for the Los Sanchez Restaurant; however, as no one from the restaurant attended the hearing, he formally withdrew from commenting.

Mr. Ky Dang of 12023 Sycamore Lane approached the Commission. He noted the shared gate and driveway for the proposed project, stating that the Homeowners Association paid for and built a wall separating their homes from the parking lot. He questioned whether

this wall would be removed, and if the Homeowners Association will be reimbursed.

Staff noted that there is a condition of approval that requires the developer to provide new Conditions, Covenants, and Restrictions (CC&R's) that include the new subdivision prior to filing a final map.

Ms. Prijatel approached the Commission and assured the Commission that The Olson Company is willing to work with the Homeowners Association and will reimburse them for the wall.

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

Commissioner Pak received confirmation from staff after asking whether the water and sewer services are sufficient for the project, and that crime is low; he expressed his approval and support.

Chair Beard expressed his support for the project and noted that the project fits the area. He commented that the developer needs to work with the Homeowners Association; and the existing units appear well maintained.

Commissioner Bonikowski expressed his support for the project, and also commented that the existing units are well maintained.

Commissioner Pak moved to approve Tentative Tract Map No. TT-17384, and recommended approval of Development Agreement No. DA-182-10 to City Council, seconded by Commissioner Bonikowski, pursuant to the facts and reasons contained in Resolution No. 5717. The motion carried with the following vote:

AYES: COMMISSIONERS: BEARD, BONIKOWSKI,
CABRAL, PAK
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: BUI, ELLSWORTH
VACANCY: COMMISSIONERS: ONE

MATTERS FROM
COMMISSIONERS: Commissioner Pak noted that he will not be attending the next Planning Commission meeting scheduled on September 16, 2010.

MATTERS FROM
STAFF: Staff read the tentative items for the next meeting scheduled September 16, 2010.

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

AYES: COMMISSIONERS: BEARD, BONIKOWSKI,
CABRAL, PAK

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: BUI, ELLSWORTH

VACANCY: COMMISSIONERS: ONE

TERESA POMEROY
Recording Secretary