

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
OCTOBER 20, 2005

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 CALLAHAN, VICE CHAIR JONES, COMMISSIONERS
CHI, LECONG, AND MARGOLIN
ABSENT: COMMISSIONER BARRY

ALSO PRESENT: Jason Retterer, Deputy City Attorney; Erin Webb, Senior Planner; Maria Parra, Assistant Planner; Robert Fowler, Police Department; 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 Chi and recited by those present in the Chamber.

ORAL COMMUNICATION: None.

APPROVAL OF MINUTES: Vice Chair Jones moved to approve the Minutes of October 6, 2005, seconded by Commissioner Lecong. The motion carried with the following vote:

AYES: COMMISSIONERS: CALLAHAN, JONES, LECONG, MARGOLIN
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: BARRY
ABSTAIN: COMMISSIONERS: CHI

ITEM FOR CONSIDERATION: RESOLUTION AFFIRMING APPROVAL OF CONDITIONAL USE PERMIT NO. CUP-167-05
DATE: OCTOBER 20, 2005

Chair Callahan noted the modification to condition no. 8 that adds the word "Refrigerated." He also asked Ms. Hiep Xuan Phan, the applicant for CUP-167-05, if she received the amended condition and whether she agreed with the change. Ms. Phan approached the Commission and expressed her assent.

Vice Chair Jones moved to approve Resolution No. 5505, seconded by Chair Callahan. The motion carried with the following vote:

AYES:	COMMISSIONERS:	CALLAHAN, JONES, LECONG, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BARRY
ABSTAIN:	COMMISSIONERS:	CHI

PUBLIC HEARING: SITE PLAN NO. SP-380-05
APPLICANT: DONOVAN DO
LOCATION: NORTH SIDE OF LAMPSON AVENUE WEST OF ARROWHEAD STREET AT
8231 LAMPSON AVENUE
DATE: OCTOBER 20, 2005

REQUEST: To construct a two-story 5,396 square foot duplex with two attached 444 square foot garages on a 9,073 square foot lot improved with an existing single-family home. The site is in the R-2 (Limited Multiple Residential) zone.

Staff report was reviewed and recommended approval.

Commissioner Margolin stated that he visited the site and is concerned that there may not be enough turning radius for fire trucks.

Staff responded that the sweep driveway does allow for fire truck access.

Chair Jones commented that he likes the design of the drive approach and noted that the design appears to have tandem style parking.

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

The applicant Mr. Donovan Do, and his associate Mr. John Nguyen, approached the Commission. Mr. Nguyen expressed that this is a well-designed project that will be landscaped and will make the neighborhood look good.

Vice Chair Jones asked Mr. Do if the units are going to be rental property. Mr. Do responded that it would be owner occupied.

Mr. Nguyen took exception to condition no. 17 requiring a replacement sewer lateral noting that there is an existing sewer lateral and that they would be replacing the connections on the private property.

Staff noted that this is a standard condition and is a public works requirement. Staff further suggested that the applicant discuss and review the requirement with the public works staff.

Chair Callahan asked whether the applicant has read and agrees with all of the other conditions. Mr. Nguyen stated yes.

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

Commissioner Chi expressed support for the project and commented that it will be a substantial improvement to the neighborhood.

Chair Callahan agreed.

Commissioner Margolin moved to approve Site Plan No. SP-380-05 with an amendment to condition no. 17 for the requirement to replace the sewer lateral connection in the public right of way is to be determined by the Public Works Department; seconded by Commissioner Lecong, pursuant to the facts and the reasons contained in Resolution No. 5514, and authorized the Chair to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	CALLAHAN, CHI, JONES, LECONG, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BARRY

PUBLIC
HEARING:
APPLICANT:
LOCATION:

TENTATIVE TRACT MAP NO. TT-16931
TKIM ASSOCIATES
SOUTH SIDE OF GARDEN GROVE BOULEVARD WEST OF BROOKHURST
STREET AT 10080 GARDEN GROVE BOULEVARD
OCTOBER 20, 2005

REQUEST:

To approve the Tentative Tract Map in order to implement the construction of the Garden Grove Galleria that was approved with a Site Plan, Development Agreement, and the adoption of a Negative Declaration. The Tentative Tract Map will consolidate two parcels and will contain a 66-unit residential condominium complex. The site is in the PUD-107-05(M) zone.

Staff report was reviewed and recommended approval.

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

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

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

Commissioner Margolin commented that if the Garden Grove Galleria were built as it has been depicted in the architectural renderings, it would be a beautiful project.

Commissioner Chi expressed support and commented that he likes the spirit of the proposed Garden Grove Galleria. He noted that he attended the International Council of Shopping Centers and met Larry Bond who has done several successful mixed-use projects. In speaking with Mr. Bond about the mixed-use projects, Mr. Bond reiterated the

importance for traffic circulation when developing these types of projects.

Commissioner Lecong stated that he is very happy with this project and would like to see more of this type of development.

Vice Chair Jones moved to approve the Tentative Tract Map No. TT-16931; seconded by Commissioner Chi, pursuant to the facts and the reasons contained in Resolution No. 5515, and authorized the Chair to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	CALLAHAN, CHI, JONES, LECONG, MARGOLIN
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BARRY

MATTERS
FROM

COMMISSIONERS: Vice Chair Jones acknowledged newly appointed Planning Commissioner Ron Pierce in the audience who will be sworn in and attending his first Planning Commission meeting on November 17, 2005.

Commissioner Chi noted that he attended the International Council of Shopping Centers and met Economic Development staff members Chet Yoshizaki and Greg Blodgett. He questioned why the City did not have a booth at the conference. Staff responded that his question would be forwarded to Economic Development.

Commissioner Lecong noted that he will be going on vacation in November and would not be attending the next Planning Commission meeting.

MATTERS

FROM STAFF: Staff read the future agenda items for the November 3, 2005 Planning Commission meeting.

ADJOURNMENT: The meeting was adjourned at 7:26 p.m.

TERESA POMEROY
Recording Secretary