

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
MARCH 15, 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 JONES, VICE CHAIR MARGOLIN,
COMMISSIONERS PAK, PIERCE

ABSENT: Commissioners Callahan and Chi.

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Susan Emery, Community Development Director; Lee Marino, Senior Planner; Maria Parra, Associate Planner; Dan Candelaria, Civil Engineer; 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 Vice Chair Margolin and recited by those present in the Chamber.

ORAL COMMUNICATION: None.

APPROVAL OF MINUTES: Vice Chair Margolin moved to approve the Minutes of March 1, 2007, seconded by Commissioner Pierce. The motion carried with the following vote:

AYES: COMMISSIONERS: MARGOLIN, PAK, PIERCE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: CALLAHAN, CHI

ABSTAINING: COMMISSIONERS: JONES

PUBLIC HEARING: SITE PLAN NO. SP-419-07
VARIANCE NO. V-155-07

APPLICANT: TSUN SHENG HUANG
LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, EAST OF CLINTON STREET AT
12561 WESTMINSTER AVENUE

DATE: MARCH 15, 2007

REQUEST: Site Plan approval to construct a two-story triplex, with a combined floor area of 5,659 square feet, and a detached, 1,344 square foot, six-car enclosed garage on a 13,600 square foot lot. Also, Variance approval to allow the project to deviate from the minimum lot width requirement of the R-3 (Multiple-Family Residential) zone. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval.

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

Mr. Morgan Huang, the applicant's representative, approached the Commission.

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

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

Chair Jones commented that the project was a good and creative use for the site. Vice Chair Margolin and Commissioners Pak and Pierce agreed.

Commissioner Pak expressed his concern with a similar narrow lot, north of Home Depot on Acacia Parkway, at which a car repeatedly parks at a red curb designated for fire department access.

Staff pointed out that the City does not enforce parking laws on private property; that the red curb was a condition of the fire department; and that staff would have Code Enforcement send a reminder notice stating no parking at the red curb.

Chair Jones moved to approve Site Plan No. SP-419-07 and Variance No. V-155-07, seconded by Vice Chair Margolin, pursuant to the facts and reasons contained in Resolution No. 5588. The motion received the following vote:

| | | |
|---------|----------------|------------------------------|
| AYES: | COMMISSIONERS: | JONES, MARGOLIN, PAK, PIERCE |
| NOES: | COMMISSIONERS: | NONE |
| ABSENT: | COMMISSIONERS: | CALLAHAN, CHI |

PUBLIC
HEARING:

NEGATIVE DECLARATION
AMENDMENT NO. A-133-07

APPLICANT:
LOCATION:
DATE:

CITY OF GARDEN GROVE
MAIN STREET OVERLAY RETAIL ZONE
MARCH 15, 2007

REQUEST:

To amend Section 9.12.050, Main Street Retail Overlay Zone (H-R), of the Title 9 of the Garden Grove Municipal Code to allow housing above existing commercial establishments on properties located along Main Street, between Garden Grove Boulevard and Acacia Parkway.

Staff report was read and recommended approval.

Vice Chair Margolin asked staff to clarify the parking. Staff replied that the City would consider additional parking in the form of a parking structure or individual property owners providing parking on site.

Staff further stated that it is unique for the City to have residential projects that do not have attached parking; that on Main Street, new residential units require on-site parking; that Main Street owners have requested second floor units; that the overall availability of parking needed to be

reviewed; that individual property owners would have the option to build second story units thus setting a framework for a master plan; that this philosophical change would be similar to other residential development in urban areas, in that this would be an adaptive re-use of existing structures.

Commissioner Pak asked staff to clarify the jurisdiction of the parking district. Staff outlined the district on the display map noting the three public parking lots that serve the commercial businesses around Main Street, and stated that district commissioners are appointed by City Council.

Commissioner Pak commented that along Acacia Parkway, on the first and third Thursday in the month, there is no parking until 1:00 p.m., and that maybe the street-cleaning six-hour window could be reduced to a three-hour window, which would help residents.

Staff replied that parking in the area would change with the Sheldon project as there would be additional street parking along Acacia Parkway as well as on Grove Street.

Commissioner Pak commented that he had spoken to a few business owners on Main Street and that he had positive responses.

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

Mr. Peter Katz, Vice President of the Garden Grove Downtown Business Association, approached the Commission and stated that he also had been a member of the Parking and Main Street Commission. He further pointed out that a three-story project would have a triple tax base so that the City would receive revenue; that businesses would benefit from foot traffic; that the street should have a themed historic value; that there are three codes for Main Street – the City’s code, the Parking and Main Street Commission code, and the Agency for Redevelopment code; that the architecture needs to be reviewed; that historical pride should be brought back; that other cities have capitalized on gentrification in urban planning; that people want restaurants and entertainment; that some of the remaining parking lots should be saved for a parking structure; and that he endorses the project.

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

Chair Jones commented that a parking district overlay could be augmented to include a specific plan to unify the area.

Vice Chair Margolin agreed that a theme would be better for more control, and that Main Street is historically important.

Commissioner Pak asked staff to state the number of grandfathered living quarters on Main Street. Staff replied approximately four; that an analysis has not been done for the maximum number of units that could be built; that the amount of units depends on the size of the property; that through the General Plan process staff is looking at similar development

opportunities; that there are seven sub-areas that could accommodate mixed use development; and that a parking structure on the Coastline Community College parking lot has been discussed several times and might be a possibility in the next seven to ten years.

Vice Chair Margolin moved to adopt the Negative Declaration and recommend approval of Amendment No. A-133-07 to City Council, seconded by Commissioner Pak, pursuant to the facts and reasons contained in Resolution No. 5589. The motion received the following vote:

| | | |
|---------|----------------|------------------------------|
| AYES: | COMMISSIONERS: | JONES, MARGOLIN, PAK, PIERCE |
| NOES: | COMMISSIONERS: | NONE |
| ABSENT: | COMMISSIONERS: | CALLAHAN, CHI |

MATTERS FROM
COMMISSIONERS:

Vice Chair Margolin expressed his pleasure at working with staff over the past two years. He also commented that he saw a mansion being built near the old eighty-eight acres and that the house looked out of place next to a smaller home.

Staff responded that this is 'mansionization' and that it is occurring all over the City.

Vice Chair Margolin asked staff if, as a former Commissioner, he could still attend a Water District event. Staff replied yes.

Chair Jones expressed his thanks to Commissioner Margolin for his years on the Planning Commission and also noted that Commissioner Callahan's time on the Planning Commission was well appreciated.

MATTERS
FROM STAFF:

Staff extended their thanks and gratitude to Commissioner Margolin for his past two years of service, his support of staff, and for his humor. Staff also read a brief description of future Agenda items for the April 19, 2007 Planning Commission meeting.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

JUDITH MOORE
Recording Secretary