

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
FEBRUARY 17, 2011

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,
ELLSWORTH, PAK
ABSENT: COMMISSIONER BUI
VACANCY: ONE

ALSO PRESENT: James Eggart, Assistant City Attorney; Karl Hill, Planning Services Manager; Chris Chung, Assistant Planner; Sergeant Ed Leiva, 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 Ellsworth and recited by those present in the Chambers.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Ellsworth moved to approve the Minutes of January 20, 2011, seconded by Commissioner Pak. The motion carried with the following vote:

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

CONTINUED PUBLIC HEARING: SITE PLAN NO. SP-429-07 REINSTATEMENT
VARIANCE NO. V-163-07

APPLICANT: AARON SWERDLOW FOR FESTIVAL MANAGEMENT CORPORATION IN TRUST FOR GARDEN GROVE 100, LLC

LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND EUCLID STREET AT 11162 GARDEN GROVE BOULEVARD

DATE: FEBRUARY 17, 2011

REQUEST: To reinstate the previously approved entitlements under Site Plan No. SP-429-07 and Variance No. V-163-07 for the construction of an approximately 3,812 square foot multi-tenant commercial building on an approximately 18,263 square foot vacant lot with associated parking and landscape improvements, along with a Variance request for reduced

building setbacks, and to develop a lot that does not meet the minimum size and street frontage requirements. The site is in the CCSP-CC44 (Community Center Specific Plan-Community Commercial District 44) zone.

In order to redefine the project, staff stated that the applicant had requested a continuance to a date uncertain.

Commissioner Ellsworth moved to continue the reinstatement of Site Plan No. SP-429-07 and V-163-07 to a date uncertain, seconded by Commissioner Cabral. The motion carried with the following vote:

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

Vice Chair Bui joined the meeting at 7:10 p.m.

PUBLIC HEARING:	SITE PLAN NO. SP-459-11
APPLICANT:	PETER PARK
LOCATION:	NORTHWEST CORNER OF GARDEN GROVE BOULEVARD AND DALE STREET AT 8471 GARDEN GROVE BOULEVARD
DATE:	FEBRUARY 17, 2011
REQUEST:	To construct a two-story, 2,475 square foot office building, in conjunction with the reconfiguration of the existing parking lot, on a lot improved with an existing one-story, 2,068 square foot office building. The site is in the C-2 (Community Commercial) zone.

Staff report was read and recommended approval.

Commissioner Bonikowski asked if the bus stop would be moved. Staff responded that OCTA had reviewed and approved the project plans and had sent back a new bus pad location with new dimensions and that the property owner would be responsible for moving the signs.

Chair Beard asked if there were concerns or questions from nearby residents. Staff replied no; that the intended use is to be an office building; that there are currently eleven parking spaces; that the parking lot would be re-striped; and that three of the parking spaces would be more difficult to maneuver in than others.

Commissioner Pak made a suggestion that the three spaces could be reserved for employees.

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

Mr. Peter Park, the applicant, approached the Commission.

Chair Beard asked the applicant if he had read and agreed with the conditions of approval. Mr. Park replied yes.

Vice Chair Bui questioned the closure of the entrance/exit gates after 6:00 p.m.

Mr. Park responded that the gates are closed for security purposes.

Commissioner Pak added that securing the property is a general practice in the Korean community, in order to deter people from parking in the lot.

Chair Beard asked the applicant if he had any tenants yet. The applicant replied no.

Commissioner Pak commented that the Garden Grove Mixed Use workshop on February 15, 2011, indicated that several zones would be changed to include residential, commercial, and mixed-use opportunities and that the applicant could consider maximizing his land space with the proposed zoning.

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

Commissioner Ellsworth commented that the project would bring in more business and be better than a gas station.

Chair Beard agreed that the project would be a good development in the area; that the parking was acceptable; and the drive-way positions were good.

Commissioner Ellsworth moved to approve Site Plan No. SP-459-11, seconded by Commissioner Pak, pursuant to the facts and reasons contained in Resolution No. 5734-11. The motion carried with the following vote:

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

MATTERS FROM
COMMISSIONERS:

Commissioner Ellsworth asked staff for the timeline to fill the Planning Commission vacancy. Staff replied that the matter may be addressed at the March 8th City Council meeting.

Commissioner Pak mentioned that he would be out of the country beginning April 13th for two to three weeks.

Commissioners Cabral and Ellsworth mentioned that they would not be able to attend the March 17th Planning Commission meeting.

MATTERS FROM
STAFF:

Staff stated that there would be no Planning Commission meeting on March 3, 2011.

ADJOURNMENT: Chair Beard moved to adjourn the meeting at 7:20 p.m., seconded by Commissioner Ellsworth. The motion received the following vote:

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

JUDITH MOORE
Recording Secretary