

M I N U T E S

GARDEN GROVE NEIGHBORHOOD IMPROVEMENT AND
CONSERVATION COMMISSION (NICC)

And
PLANNING COMMISSION

STUDY SESSION

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
DECEMBER 6, 2007

CALL TO ORDER: A Special Joint Meeting of the NICC Commission and the Planning Commission was called to order at 6:25 p.m. in the Founders Room of the Community Meeting Center.

PRESENT: CHAIR SILVERBERG, COMMISSIONERS BAINTO, FREER,
HOROWITZ, J. NGUYEN

ABSENT: VICE CHAIR HANNA, COMMISSIONER BRAGGINS

PRESENT: VICE CHAIR PIERCE, COMMISSIONERS BEARD,
B. NGUYEN, PAK

ABSENT: COMMISSIONERS BANKSON, BRIETIGAM

ALSO PRESENT: Susan Emery, Community Development Director; Mary Ann Hamamura; Deputy Director; Tom Nixon, City Attorney; Karl Hill, Planning Services Manager; Allison Mills, Senior Project Manager; Paul Wernquist, Urban Planner; Grant Raupp, Administrative Analyst; Monica Covarrubias, Administrative Analyst; Veronica Tam, Veronica Tam and Associates; Dianna Gonzalez, Hogle-Ireland, Inc.; and Nancy Ragen, Recording Secretary.

Commissioner Brietigam joined the meeting at 6:30 p.m.

Commissioner Bankson joined the meeting at 6:32 p.m.

STAFF PRESENTATION ON GARDEN GROVE 2008-2014 HOUSING ELEMENT UPDATE

Dianna Gonzalez, Hogle-Ireland, Inc., gave a power point presentation on the Garden Grove 2008-2014 Housing Element Update. She commented on the four different sections of the Housing Element Content: Needs Assessment, Constraints, Resources, and Housing Plan.

Needs Assessment includes an analysis of housing and demographic trends, and special needs group such as the disabled, elderly, homeless and large families.

Constraints section covers constraints to housing developments such as governmental, land use regulations; market constraints, labor and construction costs; and environmental constraints, seismic hazard or sensitive habitat.

Resources section looks at the financial, administrative or staff of department resources the city has in implementing its housing programs.

Based on these three sections, a draft Housing Plan is developed, which not only assesses how the city has done in the housing programs in the previous housing element cycle, but it also sets the policies and programs for the next 5-7 year cycle.

PUBLIC COMMENTS ON GARDEN GROVE 2008-2014 HOUSING ELEMENT UPDATE

Barbara Barker, representing the Housing Committee under the Office of Aging, spoke about elder issues. She asked that the city consider supporting a program, mainly through staffing, that would help seniors to remain in their homes. She noted one particular city whereby this program has been implemented through the hiring of a coordinator.

Linda Tang, on behalf of the Kennedy Commission, stated that she was looking forward to working with the city in creating policies that will facilitate housing development.

Sister Kathy Stein, Executive Director of Thomas House Shelter, spoke regarding homeless parents with children coming into their shelter that are working jobs paying minimum wage, \$10/hour or less; many have lost their homes or apartments. She encouraged the city to continue serving the poor and undeserved.

Peggy Bergin, 30-year Garden Grove resident, spoke about the density situation. She commented that too many housing units were being built on small amounts of land, impacting traffic, sewer system, water situation in the city and also not having enough amenities for the residents.

Robin Marcario stated that the state should be prepared to help facilitate with the infrastructure costs associated with the additional housing developments.

COMMISSION COMMENTS ON GARDEN GROVE 2008-2014 HOUSING ELEMENT UPDATE

In response to Commissioner Pak's question regarding what city was not meeting the Department of Housing and Community Development's (HCD) compliance, Ms. Tam stated that for the 2000/2005 housing element cycle, 75% of the jurisdiction in Southern California was complying with state law.

Commissioner Bainto inquired if the state would provide the city grant monies to assist with the building of the additional 560 units. Ms. Tam commented that having a certification for the housing element does not automatically entitles the city to receive money from the state; that Proposition 1C provides for housing and infrastructure related programs.

Commissioner Freer asked for clarification on "remove governmental constraints" and if that included putting aside density and traffic impact studies. Ms. Tam stated governmental constraints deals with land use regulations and development standards. There are certain things that you cannot change, such as building codes, that protect health and safety standards and those are the things that are not put aside.

Commissioner Pak stated he serves on the Retirement Housing Foundation, and that it has been a challenge to find available land in the city to build more affordable senior housing.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

NANCY J. RAGEN
Recording Secretary