

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JULY 1, 2010

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, CABRAL, ELLSWORTH, PAK
ABSENT: COMMISSIONERS BONIKOWSKI, BUI
VACANCY: ONE

ALSO PRESENT: Tom Nixon, City Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Lee Marino, Senior Planner; Dan Candelaria, Traffic Engineer; Sid Ashrafnia, Associate Civil Engineer; Chet Yoshizaki, Economic Development Director; Grace Lee, Economic Development Specialist; 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 Cabral and recited by those present in the Chambers.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Pak moved to approve the Minutes of June 17, 2010, seconded by Commissioner Ellsworth. The motion carried with the following vote:

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

PUBLIC HEARING: NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-125-10
SITE PLAN NO. SP-457-10
TENTATIVE TRACT MAP NO. TT-17369
DEVELOPMENT AGREEMENT NO. DA-181-10

APPLICANT: BRANDYWINE HOMES
LOCATION: NORTHWEST CORNER OF CENTURY BOULEVARD AND TAFT STREET AT 13031, 13035, 13051, 13061, 13063, 13081 TAFT STREET, 13082 CENTURY BOULEVARD, 10671, 10681, 10691 WALNUT STREET

DATE: JULY 1, 2010

REQUEST: To rezone a three-acre site from CCSP-CC43 (Community Center Specific Plan-Community Commercial District) to Planned Unit Development for the

allowance to create a 53-unit townhouse multi-family subdivision; a Site Plan to construct the 53 townhomes with associated site improvements that include street parking, open space areas, and an urban trail; and a Tentative Tract Map to create the one-lot subdivision for the purpose of selling each townhome as a condominium. A Development Agreement is also included. The site is in the CCSP-CC43 (Community Center Specific Plan-Community Commercial District) zone.

Staff report was read and recommended approval with modifications to the Resolutions and conditions of approval.

Chair Beard asked staff to clarify the vacated Walnut Street 'street parking', whether the project incorporated perimeter walls, and the urban trail. Staff explained that street parking would be available on Century Boulevard only; and that a part of the project is on the vacated portion of Walnut Street. Also, that the most southerly portion of the Taft Street side of the project would have a wrought iron fence with the remainder of the development to be open and that the urban trail consists of the meandering and straight sidewalk that includes shade trees, shrubs, distance markers, and a connection to other future developments and park systems.

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

Mr. Jim Barisic, a representative of Brandywine Homes, approached the Commission and described the project citing that the development would be an enhancement to the City.

Chair Beard asked Mr. Barisic if he had read and agreed with the conditions of approval as modified. Mr. Barisic replied yes.

Mr. Bryan Sevy, an architect from the KTG Architecture Group, gave a Power Point presentation on the project.

Commissioner Pak asked for an explanation of a 'great room'. Mr. Sevy replied that 'great room' is the name used for a living and dining space combined into one formal space along with an open kitchen.

Commissioner Pak asked if the balconies might need awnings in the future. Mr. Sevy responded that ninety percent of the plans have a canopy to shade the balcony; however, the Homeowner's Association would regulate this type of modification also.

Commissioner Ellsworth asked how Costco, the gas station, traffic, and lights would affect the development. Staff referred to a condition of approval that would restrict parking on both sides of Taft Street and stated that street lighting would also be within the project; that there would be spillover light from Costco, however, mature canopy trees would eventually diffuse the light; and that the right turn only would remain at Taft Street and Garden Grove Boulevard.

Commissioner Cabral asked if Costco had expressed any concerns. Staff replied no.

Commissioner Cabral stated that twenty-five guest parking spaces seemed low, and though the count complies with code, there may be parking spillover into Costco. Staff replied that any spillover could use the street parking.

Commissioner Pak asked if a median would be installed on Century Boulevard. Staff replied that currently, there is a two-way left turn lane that would remain.

Commissioner Pak asked if trash pick-up had been addressed. Staff replied that Garden Grove Disposal had reviewed the project and most traffic would be in a forward motion.

Chair Beard asked for clarification of the main entrance features. Mr. Sevy responded that there is a small play area, a water feature, a trellis, and landscaping; that walkways are tied into the parking areas; and that the home sizes are mixed within the plan.

Commissioner Pak asked if the project had a recreation room amenity. Mr. Sevy replied that the common amenity spaces are outdoors as the trend is to not have a meeting facility to help keep costs down; that the facilities are not utilized; and that the project is designed for young professional buyers with incomes starting at \$100,000.

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

The Commissioners agreed that the area was blighted and needed a good development, and that the project would bring in more people, money, and enhance the area as well as be a good investment in the community.

Commissioner Ellsworth moved to recommend adoption of the Negative Declaration, and approval of Planned Unit Development No. PUD-125-10, and Development Agreement No. DA-181-10 to City Council, and approve Site Plan No. SP-457-10 and Tentative Tract Map No. TT-17369, seconded by Commissioner Cabral, pursuant to the facts and reasons contained in Resolution Nos. 5714 (PUD/DA) and 5715 (SP/TT). The motion carried with the following vote:

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

MATTERS FROM
COMMISSIONERS:

Commissioner Pak expressed his thanks to City staff for bringing forward a good project.

Commissioner Ellsworth wished everyone a wonderful 4th of July with a reminder that the City has an administrative ordinance regarding illegal fireworks.

Commissioner Cabral expressed her thanks that the City still allows fireworks and acknowledged the associated risks and concerns, in addition to wishing everyone a safe holiday.

Commissioner Pak congratulated Sergeant Ed Leiva on his being selected to visit Korea for ten days in September. Sergeant Leiva thanked Commissioner Pak for the opportunity.

Chair Beard thanked the applicant for a fine project presentation, and wished everyone a safe and sane 4th of July.

MATTERS FROM
STAFF:

Staff stated that there would be no Planning Commission meetings in July and August, however, there would be several items for the September 2nd meeting that include the Water Park Hotel development on Harbor Boulevard.

Staff also mentioned that in lieu of the August 19th Planning Commission meeting, there would be an 'enlightenment evening' at the Gem Theater focusing on the drought tolerant and water conservation landscape ordinance. The Commissioners are invited to attend the event at 7:00 p.m., and the evening would include guest speakers on the topic such as architects and designers, as well as a video and refreshments.

ADJOURNMENT:

Commissioner Pak moved to adjourn the meeting at 7:45 p.m., seconded by Commissioner Ellsworth. The motion received the following vote:

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

JUDITH MOORE
Recording Secretary