

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
FEBRUARY 7, 2008

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: VICE CHAIR PIERCE
COMMISSIONERS BANKSON, BEARD, BRIETIGAM,
KIRKHAM, PAK
ABSENT: NGUYEN

ALSO PRESENT: Omar Sandoval, City Attorney; Karl Hill, Planning Services Manager; Erin Webb, Senior Planner; Lee Marino, Senior Planner; Sid Ashrafnia, Associate 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 Commissioner Brietigam and recited by those present in the Chamber.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Kirkham moved to approve the Minutes of January 17, 2008, seconded by Commissioner Beard. The motion carried with the following vote:

AYES: COMMISSIONERS: BANKSON, BEARD, BRIETIGAM,
KIRKHAM, PAK, PIERCE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NGUYEN

PUBLIC HEARING: NEGATIVE DECLARATION
SITE PLAN NO. SP-438-08
VARIANCE NO. V-170-08

APPLICANT: W. JEAN DODDS, DVM & CHARLES BERMAN, ESQ.
LOCATION: NORTH SIDE OF SALINAZ DRIVE, EAST OF NEWHOPE STREET AT 11561 SALINAZ DRIVE
DATE: FEBRUARY 7, 2008

REQUEST: To reuse an existing 10,723 square foot building, along with Site Plan approval to construct a building addition of approximately 6,700 square feet to be used by the Hemopet Center for Greyhound Rescue and Pet Animal Recovery. The approximately two-acre site includes the construction of 16,420 square feet of kennels or 'suites' for greyhounds. A Variance is required for a reduced front yard setback. The site is in the M-1 (Limited Industrial) zone.

Staff report was read and recommended approval. One letter was written in opposition to the property use by J.C Hoiland.

Commissioner Pak asked staff to clarify the surrounding wall height. Staff replied that the wall was approximately 6'-0" high.

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

Ms. Kelley Taylor and Ms. Karen Stock, the applicant's representatives, approached the Commission and described the project.

Vice Chair Pierce asked the applicant's if they had read and agreed with the Conditions of approval. The applicant's replied yes.

Commissioner Brietigam asked for clarification of the waste management.

Mr. George Miers, the project's architect, approached the Commission and stated that feces and urine would go down a sanitary drain; that the drains would be slot hinged drains; that each suite would have a connection to a high pressure spray chemical cleaning system for wash down; that the walls would be four-feet high; that floor surfaces would have a three-part troweled epoxy resin coating to be impervious so as not to absorb bacteria and to help buffer odor.

Commissioner Kirkham asked for the facilities' capacity for greyhounds. The applicant replied that no more than 200 greyhounds would be on site at one time and that the site would include a health center.

Mr. Miers commented that the project consists of three parts; that the existing building would house the 'hemo' portion; that there would be an indoor holding area for the dogs before they were placed in suites; and that the new 'restore' health center would have alternative health care. The proposal also included soundproof individual suites and an air handling system for continuous fresh air. He also described 'kennel craze'; long-term holding; the daily activities; and socialization.

Ms. Marian Marum, the landscape architect, approached the Commission.

Commissioner Brietigam asked Ms. Marum to describe the landscaping with regard to tree types and root structure. Ms. Marum indicated that the existing trees would remain; that the new smaller trees would be evergreen Oleander trees; that in the front and parking lot there might be flowering Cassia trees with large canopies for an attractive streetscape; and that the trees would have root barriers.

Commissioner Bankson asked for clarification of the locations of the greyhounds. Mr. Meirs pointed out the holding kennels for newly arrived greyhounds; commented that the suites could handle approximately 160-170 dogs; described the project as a community facility; and expressed the need for education as the reason for classrooms in the existing building.

Commissioner Bankson asked for the number of employees. Ms. Taylor replied 45-50.

Ms. Stock commented that the existing facility already has an outreach program with schools and colleges and that this would continue.

Commissioner Bankson asked for the facilities' hours of operation. Ms. Taylor replied that staff is on site until 8:00 p.m. and that the new facility would have a caretaker.

Commissioner Beard asked for clarification of clientele. Ms. Taylor replied that the business is non-profit and that clients typically come from all over to adopt greyhounds.

Commissioner Pak asked for the lifespan of a greyhound. Ms. Taylor replied 12-15 years; also, that greyhounds can jump but are known for their speed; that the applicants own the subject property; that the property is being leased until they can occupy the site; and that the construction period would be 12-14 months.

Ms. Joan Malm approached the Commission and expressed her support by stating that she had a tour of the existing facility. She also addressed the low noise factor, and stated that the owners are a member of the Chamber of Commerce.

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

Commissioner Brietigam asked for clarification of the sewer capacity in the area. Staff replied that the project had gone through committee review; that there would be no impact to the sewer; and that this is noted in the Conditions of Approval.

Commissioner Beard commented that the project is a state of the art facility for animal care; that he agrees with the findings and the location; and that he disagrees with the letter of opposition.

Vice Chair Pierce reopened the public hearing.

Commissioner Bankson asked for clarification of the age of the greyhounds when they arrive at the facility. The applicant replied that the average age is two years.

Commissioner Pak asked what happens if the dogs are not adopted. The applicant replied that this had not happened yet.

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

Commissioner Beard moved to adopt the Negative Declaration, and approve Site Plan No. SP-438-08 and Variance No. V-170-08, seconded by Commissioner Kirkham, pursuant to the facts and reasons contained in Resolution No. 5626. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BEARD, BRIETIGAM, KIRKHAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE

ABSENT: COMMISSIONERS: NGUYEN

PUBLIC HEARING: SITE PLAN NO. SP-437-08
APPLICANT: CITIVEST PARTNERS
LOCATION: SOUTHEAST CORNER OF GARDEN GROVE BOULEVARD AND HARBOR
BOULEVARD AT 13092 HARBOR BOULEVARD
DATE: FEBRUARY 7, 2008

REQUEST: To construct an approximately 1,714 square foot commercial pad building within the parking lot of an existing multi-tenant shopping center. The site is in the HCSP-DC (Harbor Corridor Specific Plan – District Commercial) zone.

Commissioner Brietigam moved to continue the case to the Planning Commission public hearing on Thursday, March 6, 2008, seconded by Commissioner Kirkham. The motion received the following vote:

AYES: COMMISSIONERS: BANKSON, BEARD, BRIETIGAM,
KIRKHAM, PAK, PIERCE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NGUYEN

SELECTION OF
CHAIR:

Commissioner Pak moved to nominate Vice Chair Pierce as Chair, seconded by Commissioner Brietigam. Commissioner Pak moved to close the nominations. The motion to elect Vice Chair Pierce as Chair received the following vote:

AYES: COMMISSIONERS: BANKSON, BEARD, BRIETIGAM,
KIRKHAM, PAK, PIERCE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NGUYEN

SELECTION OF
VICE CHAIR:

Commissioner Bankson moved to nominate Commissioner Pak as Vice Chair, seconded by Chair Pierce. Chair Pierce moved to close the nominations. The motion to elect Commissioner Pak as Vice Chair received the following vote:

AYES: COMMISSIONERS: BANKSON, BEARD, BRIETIGAM,
KIRKHAM, PAK, PIERCE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NGUYEN

MATTERS FROM
COMMISSIONERS:

Commissioner Beard asked staff for an explanation of the dying palm trees along the 22 Freeway. Staff replied that the trees are under Caltrans jurisdiction.

Chair Pierce explained that palm trees take approximately three years to recover from transplant shock.

Staff added that as a group, the Planning Commissioners could make a motion that the City Council send a letter to Caltrans with regard to the condition of the landscaping along the freeway; however, the item would

need to be agendized for a future Planning Commission meeting, or alternatively, public comments could be heard at a future City Council meeting.

Commissioner Pak extended a Happy New Year wish for the Year of the Mouse and added that the students from Anyang, Korea enjoyed their trip to Garden Grove; that students from Garden Grove will visit Anyang, leaving April 3rd and returning on April 12th; that three major projects are under construction on Garden Grove Boulevard - The Garden Grove Galleria, the AR Plaza, and 9757 Garden Grove Boulevard; and that further west, a church is being remodeled.

Commissioner Brietigam asked if the Planning Commission meetings could start on time at 7:00 p.m. The Commissioners agreed; however, the decision to begin the meetings is the prerogative of the Chair.

**MATTERS
FROM STAFF:**

Staff informed the Commissioners that the next regular Planning Commission meeting would be a Study Session in the Founders Room that would cover Duplexes and the General Plan Land Use and Focus Areas, and that the invitation was also extended to the City Council.

ADJOURNMENT:

Chair Pierce moved to adjourn the meeting at 8:05 p.m., seconded by Commissioner Brietigam. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BEARD, BRIETIGAM, KIRKHAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NGUYEN

JUDITH MOORE
Recording Secretary