

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CALIFORNIA

THURSDAY  
OCTOBER 1, 2009

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, KIRKHAM

ABSENT: BUI, TRAN

Commissioner Bonikowski joined the meeting at 7:02 p.m.

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Susan Emery, Community Development Director; Karl Hill, Planning Services Manager; Greg Blodgett, Economic Development Senior Project Manager; 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 Ellsworth and recited by those present in the Chambers.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Ellsworth moved to approve the Minutes of September 3, 2009, seconded by Commissioner Cabral. The motion carried with the following vote:

AYES: COMMISSIONERS: BEARD, CABRAL, ELLSWORTH,  
KIRKHAM

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: BONIKOWSKI, BUI, TRAN

CONTINUED PUBLIC HEARING: NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-133-99  
(REV. 05/REV. 09)

APPLICANT: CRYSTAL CATHEDRAL MINISTRIES  
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND LEWIS STREET AT  
13280 CHAPMAN AVENUE

DATE: OCTOBER 1, 2009

REQUEST: To modify the permitted uses of Planned Unit Development No. PUD-133-99, to allow general and medical offices, medical clinics, and trade schools. The Crystal Cathedral Ministries is located in the Planned Unit Development No. PUD-133-99 zone, which currently allows for religious uses such as religious schools, day care, cemeteries, and supportive offices and uses.

Staff requested that the item be continued to a date uncertain until the traffic study is prepared to the satisfaction of the City.

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

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

Vice Chair Kirkham moved to continue the case to a date uncertain, seconded by Commissioner Ellsworth. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, CABRAL, ELLSWORTH, KIRKHAM
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, TRAN

PUBLIC HEARING: MITIGATED NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-123-09  
DEVELOPMENT AGREEMENT

APPLICANT: CITY OF GARDEN GROVE

LOCATION: TRIANGULAR SITE BOUNDED BY BROOKHURST STREET, GARDEN GROVE  
BOULEVARD, AND BROOKHURST WAY, ADDRESSED AS 12791-12861  
BROOKHURST STREET (WEST SIDE), 10071-10151 GARDEN GROVE  
BOULEVARD (NORTH SIDE), AND 12882 BROOKHURST WAY

DATE: OCTOBER 1, 2009

REQUEST: To establish a Mixed-Use Planned Unit Development zoning for the purpose of allowing future development of the 13.9-acre Brookhurst Triangle site that consists of approximately 200,000 square feet of commercial/office space and up to 800 dwelling units, in addition to sufficient parking, open space, an urban trail, and related development standards for a Mixed-Use Development. The site is in the Planned Unit Development No. PUD-102-88 and C-2 (Community Commercial) zones, and the proposed zone is PUD (Planned Unit Development). A Development Agreement is included.

Staff report was read and recommended approval.

Chair Beard asked staff to clarify the parking structure. Staff responded that the structure would have a below-grade level for residents/employees/commercial/retail, an at-grade level for commercial/retail parking, and an above-grade level to serve residents; that the number of parking spaces meets code; that per the American Planning Association guidelines, the number could be reduced by 5 or 10 percent for a mixed-use project; that angled parking could be facilitated along Brookhurst Way along with the commercial frontage that would include services to help reduce vehicle miles traveled, which reduces air pollution.

Chair Beard asked for the maximum height for the buildings. Staff replied that one of the residential towers could go up to 23 stories; that height makes the density rise, however, towers could be split to be lower with the same density.

Commissioner Ellsworth commented that the neighborhood meeting went well and agreed that a site-specific traffic and parking study would be good. Staff responded that the study is required as a mitigation measure for the development; and that traffic exiting the site may travel north on Brookhurst Way, then turn right or left on Stanford Avenue, and if so, traffic could be restricted to a right-turn only.

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

Ms. Peggy Bergin approached the Commission and expressed her concerns regarding the intersection's Level of Service; the abundance of these types of projects, with some that have incomplete phasing; the shadow effects from the tower; attracting retailers; the impact on schools; finding a developer; having to shop outside the City; and the amount of parks in the City.

Mr. Rod Powell approached the Commission and expressed that the time is right to develop the Brookhurst Triangle, however, traffic going forward from Brookhurst Way onto Stanford Avenue would not be feasible and should be blocked; that the construction noise would take place for years; that the tower would create a privacy issue; and that the flight path is over the project area.

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

Chair Beard asked staff to clarify the mitigation measures. Staff responded that the mitigation measures address environmental concerns that may arise for this particular project; that the environmental discussion has a list of items to be addressed such as noise, traffic, water quality, and energy conservation.

Vice Chair Kirkham added that mitigation looks at the least impact to the City and its citizens, especially regarding traffic; that this project is the City's vision; that water would be on site to fight fire; and that to comply with the Housing Element, properties need to be recycled.

Staff added that the General Plan Update environmental analysis took this project into consideration; that this is only one component of the built-out General Plan; that Level of Service C at Brookhurst Street and Garden Grove Boulevard is projected for built-out; that the school district is aware of the project and approximately 300 students, from K-Level through 12<sup>th</sup> grade, would be spread among the schools; and that the City is taking the lead as a developer by doing the legwork up front.

Staff further added that a developer is not needed for action on a PUD as the PUD is a zoning document that would be recommended to the City Council to enact; and that the PUD identifies the maximum densities and uses allowed in the PUD zone, such as for the number of residential dwelling units and square footage for commercial space as studied in the General Plan Environmental Impact Report (EIR).

Chair Beard expressed his support for the commercial aspect of the project, however, he asked for clarification on the maximum density of the residential dwelling units, as more people would mean more traffic.

Staff replied that the occupancy factor would be less than four persons per unit; that this type of project would typically have one developer, however, more than one developer could do the project; and that the tower would be the tallest structure in Garden Grove.

Commissioner Cabral commended staff and reiterated that with regard to density, the project is conceptual and most likely would be reduced in size; that the City has a grand vision; and that this project would attract businesses so that citizens could shop in their own city.

Chair Beard added that he supports the overall project concept, however, he has reservations on the number of residential units.

Vice Chair Kirkham moved to recommend adoption of the Mitigated Negative Declaration, and approval of Planned Unit Development No. PUD-123-09 and the Development Agreement to City Council, seconded by Commissioner Cabral, pursuant to the facts and reasons contained in Resolution No. 5694. The motion received the following vote:

AYES:	COMMISSIONERS:	BONIKOWSKI, CABRAL, ELLSWORTH, KIRKHAM
NOES:	COMMISSIONERS:	BEARD
ABSENT:	COMMISSIONERS:	BUI, TRAN

MATTERS FROM  
COMMISSIONERS:

Chair Beard asked staff to clarify the 'green codes' for the City of Garden Grove. Staff replied that the changes to the Building Code integrate green building techniques; that recently, a representative from LPA spoke to the City staff regarding environmental principles such as no irrigation for landscaping using native plants; that their key goals are to reduce water and energy consumption; that the modifications are not that expensive for the commercial/industrial buildings and the savings are dramatic; and that new 'green construction' will be a way of life.

Vice Chair Kirkham asked staff if they are aware of 'gray pipe' techniques, such as recycling water from washers, hand sinks, and showers for use in irrigation. Staff replied that the reclamation facilities in the City of Fountain Valley use reclaimed water to replenish the aquifers and that the new 'green' projects will look at sorting water.

Chair Beard asked if Garden Grove has restrictions on composting. Staff replied that the county health department regulates permits for composting; that a composting business is not allowed within the City; that the recent composting in the headlines is on Federal land; that Federal Law is exempt from regulations by a state or local government; and that personal use composting is allowed.

MATTERS FROM  
STAFF:

Staff read a brief description of future agenda items for the next regularly scheduled Planning Commission meeting on October 15, 2009.

ADJOURNMENT: Chair Beard moved to adjourn the meeting at 8:08 p.m., seconded by Commissioner Ellsworth. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BONIKOWSKI, CABRAL, ELLSWORTH, KIRKHAM
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, TRAN

JUDITH MOORE  
Recording Secretary