

M I N U T E S

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
JULY 3, 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: COMMISSIONERS BEARD, BRIETIGAM, KIRKHAM, PAK,
PIERCE

ABSENT: COMMISSIONERS BANKSON, NGUYEN

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Lee Marino, Senior Planner; Sid Ashrafnia, Associate Civil Engineer; Tony Aquino, Associate Engineer; Judith Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance to the Flag of the United States of America was led by Commissioner Beard and recited by those present in the Chamber.

ORAL COMMUNICATIONS: Ms. Jasmin Kim approached the Commission and stated that there are no Korean traffic directional signs to the Community Meeting Center; that a General Plan meeting in Korean would be good; and that there needs to be more community participation.

Mr. Andrew Park approached the Commission and expressed his concerns regarding his family-owned restaurant, Seoul Tofu; that there is heavy restaurant competition; and that he would like to work with the City to obtain a Conditional Use Permit to serve beer and wine with food, which is a part of Korean culture.

Mr. Ron Park approached the Commission and expressed his concerns with the closures of Korean businesses and five new businesses that would open with respect to the location of his restaurant business.

APPROVAL OF MINUTES: Commissioner Brietigam moved to approve the Minutes of June 19, 2008, seconded by Vice Chair Pak. The motion carried with the following vote:

AYES: COMMISSIONERS: BEARD, BRIETIGAM, KIRKHAM, PAK,
PIERCE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: BANKSON, NGUYEN

PUBLIC HEARING: NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-1-08(A)
AMENDMENT NO. A-139-08
SITE PLAN NO. SP-442-08
CONDITIONAL USE PERMIT NO. CUP-231-08

APPLICANT: MEDALLION HEALTH PROPERTIES, LLC
LOCATION: NORTHWEST CORNER OF LAMPSON AVENUE AND SPRINGDALE STREET AT
12461 SPRINGDALE STREET

DATE: JULY 3, 2008

REQUEST: General Plan Amendment to change the Land Use designation from Low Density Residential to Office Professional; Zone Change Amendment to rezone the property from R-1-6 (Single-Family Residential) to OP (Office Professional); Site Plan approval to remove the existing building and develop the approximately 30,135 square feet in area property with a new single-story, 8,243 square foot residential health care facility (convalescent center); and Conditional Use Permit approval to operate the facility as a convalescent center per the OP zone. The site has one point of vehicle access from Lampson Avenue and has 22 on-site parking spaces. The project is in the R-1-6 (Single-Family Residential) zone.

Staff report was read and recommended approval.

Commissioner Brietigam asked staff to clarify the number of required parking spaces. Staff replied that the number of required spaces is based on City code's minimum parking numbers, which are based on engineering traffic and parking manuals; that the applicant is actually over parked; and that the Planning Commission could ask for more parking if they felt that the code's minimum was not enough.

Commissioner Beard asked staff if the property used to be City property. Staff replied yes, that the property is in the process of being sold and that if this request was not approved, approximately five residential units, with the possibility of being two-story, would be allowed on the R-1-6 property.

Vice Chair Pak asked staff to clarify Condition Nos. 35 and 36 with regard to installing new 6" sewer pipes pertaining to sewer capacity issues. Staff responded that it is customary to use 6" sewer pipe on new projects; however, on this project, the 4" pipe is sufficient as noted on modified Condition No. 35 on the yellow sheet.

Commissioner Beard asked staff to confirm the property's one traffic entrance/exit. Staff responded that the only entry/exit was on Lampson Avenue.

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

Mr. Robert Buckley, the applicant, approached the Commission and stated that he had read and agreed with the Conditions of Approval.

Commissioner Brietigam asked staff to clarify the number of bathrooms. The applicant replied that there would be three bathrooms for residents that include two in the bathing areas, which include toilet facilities; and that there is one for the staff and one for visitors.

Commissioner Beard asked the applicant to explain the typical use of frequency of visitors and resident population. The applicant responded that the people served are those that have had catastrophic injuries or illnesses that resulted in severe disabilities; that most are not ambulatory and need total assistance in personal care; that some residents are capable of going out with their families, however, all services are received on the property; that outside services would include medical services; and

that the frequency of emergency 911 calls would be approximately four times a year based on the Santa Ana facility.

Vice Chair Pak asked the applicant if a RN was on standby 24 hours a day. The applicant clarified that there would be three nursing staff on night duty; that one would be an RN; that there are no Alzheimers patients; that during the day, there would be a director, a case manager, two housekeeping staff, and six nurses; that the nearest similar facility is in La Habra Heights.

Commissioner Kirkham asked the applicant to clarify emergency transport. The applicant responded that for routine transport he has a van, and that for emergency transport patients would be taken through the lobby; and that there would be 15 residents at the most.

Mr. Manuel Prado approached the Commission and stated that he lives in the third house behind the subject property; that when he moved there the lot was empty and was donated to the City by the Bixby Land Company as open space for parks; that the community pushed for a boys club; that the entry at Lampson Avenue is congested, especially with the school; that parking is an issue; and, he asked for verification if the patients would travel in wheelchairs.

The applicant stated that families do visit; that staff would work 12-hour shifts; that the most traffic occurs at 7:00 a.m. and 7:00 p.m. before and after school hours; that people are encouraged to turn right for safety; that patients would be able to navigate around the property to the backyard; that no patients ambulate by themselves; that visitation hours would be between 10:00 a.m. to 8:00 p.m. at night; that the doors are locked during the change of shifts at 7:00 p.m.; and that there are no operating facilities.

Commissioner Kirkham suggested street striping or a raised median to force a right turn out of the driveway. Staff added that 'right turn only' striping and a sign would be sufficient for safety.

Commissioner Brietigam asked for clarification on the fencing. The applicant replied that the existing chain link fence borders the day care facility on the north side; and that trees would be a landscape screen.

Commissioner Brietigam asked staff to clarify the property's history. Staff replied that they were not aware if the property had ever been a park; and that when the Boys & Girls club existed, the use was nonconforming in the R-1-6 zone.

Ms. Jasmin Kim approached the Commission and expressed her concerns for the need for open space, especially for children.

Commissioner Brietigam commented that the subject property area has more concentration of open space than anywhere else in the City.

Commissioner Beard asked Mr. Prado if he was satisfied with comments.

Mr. Prado replied that the influx of schools in the project area was because of the proximity to Los Alamitos airport.

Commissioner Beard added that with regard to traffic, the trade-off would be five homes if this project were not approved.

The applicant stated that he operates the facilities himself; that he has contact information if there would be future concerns; that he wants the project to be compatible with low impact; and that the property costs 1.1 million dollars.

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

Commissioner Kirkham applauded staff for keeping the trees, and commented that the layout was good.

Commissioner Brietigam asked staff to confirm the property setbacks. Staff stated that the setback is 10'-0" from the building to the property line.

Commissioner Beard commented that he is sympathetic to the idea of park land, and that this use is a needed service.

Vice Chair Pak commented that this use is necessary for society for trauma damaged people. Chair Pierce agreed.

Vice Chair Pak moved to recommend adoption of the Negative Declaration, approval of General Plan Amendment No. GPA-1-08(A), and Amendment No. A-139-08 to City Council, and approve Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08, with modifications to the Conditions of Approval, seconded by Commissioner Kirkham. The motion received the following vote:

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

**MATTERS FROM
COMMISSIONERS:**

Commissioner Kirkham gave his apologies to Commissioners that he would be absent from the second General Plan Update meeting on July 17th, as he would be on vacation.

Commissioner Brietigam expressed his concerns with the lack of landscaping on Lampson Avenue, when entering Garden Grove from Seal Beach. He also wished everyone a happy 4th of July.

Commissioner Brietigam asked staff to clarify the noticing process for the General Plan Update. Staff explained that the flyer included English, Spanish, Korean, and Vietnamese, and was sent to all Garden Grove property owners.

Commissioner Beard also gave his wishes for a safe & sane 4th of July, with an added reminder of the \$1000 fine for illegal fireworks.

Vice Chair Pak added that the Garden Grove website has General Plan Update information. Staff further added that hard copies and CD's were available from the City at minimal costs.

Vice Chair Pak commented that the Korean community is a voice tonight because of the ABC beer and wine license issue; that regarding Tofu House, there is no access for a left turn; that Janet Nguyen promised to open five left turn pockets from Brookhurst Street to Magnolia Street; that the Korean community would like to see the Korean Business District as a tourist attraction; and that more opportunity could be made if the area were an entertainment zone.

MATTERS

FROM STAFF:

Staff reminded Commissioners that the July 17th Planning Commission meeting on the General Plan Update would be preceded by a Study Session focusing on ABC licenses, especially on Main Street; and that the August 7th Planning Commission meeting has a large Agenda.

ADJOURNMENT:

Chair Pierce moved to adjourn the meeting at 8:15 p.m., seconded by Commissioner Brietigam. The motion received the following vote:

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

JUDITH MOORE
Recording Secretary