

GARDEN GROVE PLANNING COMMISSION
Council Chamber, Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, July 19, 2018

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

Chair Brietigam
Vice Chair Truong
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar

Absent: Lehman, Salazar

PLEDGE OF ALLEGIANCE: Led by Commissioner Nguyen.

ORAL COMMUNICATIONS – PUBLIC – None.

June 21, 2018 MINUTES:

Action: Received and filed.

Motion: Truong Second: Lazenby

Ayes: (5) Brietigam, Kanzler, Lazenby, Nguyen, Truong

Noes: (0) None

Absent: (2) Lehman, Salazar

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-129-2018. FOR PROPERTY LOCATED AT 12821 KNOTT STREET, NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE.

Applicant: GRANT BRUTTEN

Date: July 19, 2018

Request: Conditional Use Permit approval to demolish an existing fifty-foot (50'-0") tall pole sign, and to construct a new fifty-nine foot (59'-0") tall, V-shaped, freeway-oriented electronic reader board sign (for on-premise advertisements), adjacent to and facing the Garden Grove SR-22 Freeway, for an existing indoor sports facility, Next Level Sports Complex. The site is in the PUD-104-70 (Planned Unit Development)

zone. This project is exempt pursuant to CEQA Section 15311 – Accessory Structures.

Action: Public Hearing held. Speaker(s): Grant Brutton, Jason Brennan

Action: Resolution No. 5925-18 was approved with an amendment to add a condition: The applicant shall work with the Planning Division to determine visibility of the sign from the properties to the west of the site (e.g., flag test, photo-simulated post construction renderings) and to mitigate adverse visual impacts through appropriate screening, as necessary, and as determined in the discretion of the Community and Economic Development Director, prior to electrifying the sign and building permit final.

Motion: Lazenby Second: Kanzler

Ayes: (5) Brietigam, Kanzler, Lazenby, Nguyen, Truong

Noes: (0) None

Absent: (2) Lehman, Salazar

At 7:32 p.m., Commissioner Kanzler recused himself from the remainder of the meeting due to an urgent family matter. The Chair called a five minute recess. The meeting reconvened at 7:38 p.m.

PUBLIC HEARING – SITE PLAN NO. SP-258-99 (REV. 2018). FOR PROPERTY LOCATED AT 13280 CHAPMAN AVENUE, SOUTH SIDE OF CHAPMAN AVENUE, WEST OF LEWIS STREET.

Applicant: MICHAEL WESNER, DIRECTOR OF CEMETERIES

Date: July 19, 2018

Request: To modify the approved plans, under Site Plan No. SP-258-99, to complete the Memorial Gardens expansion, located at 13280 Chapman Avenue (APN: 231-022-03), within the allowances of the previously approved cemetery area. The project will include additional interment area and the construction of three (3) new buildings consisting of an administrative office, a cremation niche building, and a maintenance building. Also, a request to modify the Conditions of Approval, under SP-258-99, to modify the maximum building height requirement to facilitate the construction of the proposed three (3) new buildings. The site is in the PUD-133-99 (Planned Unit Development) zone. This project is exempt pursuant to CEQA Section 15303(c) – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Michael Wesner

Action: Resolution No. 5926-18 was approved.

Motion: Truong Second: Lazenby

Ayes: (4) Brietigam, Lazenby, Nguyen, Truong

Noes: (0) None

Absent: (3) Kanzler, Lehman, Salazar

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION AND MONITORING REPORTING PROGRAM, SITE PLAN NO. SP-054-2018 AND LOT LINE ADJUSTMENT NO. LLA-015-2018. FOR PROPERTY LOCATED AT 7351 AND 7421 ORANGEWOOD AVENUE, NORTHWEST CORNER OF ORANGEWOOD AVENUE AND WESTERN AVENUE.

Applicant: HOUSE FOODS HOLDING USA, INC., CORPORATION

Date: July 19, 2018

Request: Site Plan approval to construct a 36,763 square foot single-story addition between two existing industrial buildings to expand an existing food manufacturing business, in conjunction with a request for Lot Line Adjustment approval to consolidate a 5.2-acre property, with an adjacent 5-acre property, the current location of House Foods, for a combined acreage of approximately 10.3 acres. Each property is currently developed with two-story industrial buildings, 81,613 square feet and 125,040 square feet, respectively. The site is in the PUD-103-76 (Planned Unit Development) zone.

The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Public Hearing held. Speaker(s): Kevin Kim, Ken Komaya Staff distributed copies of the Response to Comments for the Draft Initial Study/Mitigated Negative Declaration and a modification to Condition No. 29 to correct street names.

Action: Resolution No. 5927-18 was approved with the amendment to the Conditions of Approval.

Motion: Truong Second: Lazenby

Ayes: (4) Brietigam, Lazenby, Nguyen, Truong

Noes: (0) None

Absent: (3) Kanzler, Lehman, Salazar

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-135-2018. FOR EXISTING STREET LIGHTS AND WOOD UTILITY POLES OWNED BY SOUTHERN CALIFORNIA EDISON, ALL IN THE PUBLIC RIGHT-OF-WAY.

Applicant: AT & T MOBILITY, LLC.
Date: July 19, 2018

Request: Conditional Use Permit approval to allow the installation of nine (9) Citywide small wireless telecommunication facilities disguised as street light poles, attached to utility poles, and installed as a new streetlight pole, along with related below-grade or internally concealed meters, attached equipment, and site improvements. The existing street lights and utility poles in the City's public right-of-way are owned by Southern California Edison. The street lights will be removed and replaced with the new street light poles, the wood utility poles will remain, and one (1) new street light will be installed. All would include small wireless telecommunication facilities. This project is exempt pursuant to CEQA Sections 15301 – Existing Facilities and 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Frank Ortega, Joshua Alba

One email of concern was received regarding the proposed node on Lampson Avenue and Jetty Street. The resident's concerns were lessened when he understood the distance between his home and the pole.

Action: Resolution No. 5928-18 was approved with an amendment to Condition No. 34, third bullet point: The paragraph would be revised to reflect that the new light pole would have 'no luminaire'.

Motion: Lazenby Second: Nguyen

Ayes: (4) Brietigam, Lazenby, Nguyen, Truong
Noes: (0) None
Absent: (3) Kanzler, Lehman, Salazar

MATTERS FROM COMMISSIONERS: Commissioner Lazenby mentioned that the 'stop ahead' sign at the corner of Bowen and Lake Streets, was upside down due to a loose top bolt. Staff would take care of the matter.

Chair Brietigam commented that with revenue increases in the near future, he hoped to see an increase of sworn Police staff to 200 by the year 2020, along with five additional firefighters.

MATTERS FROM STAFF: Staff stated that the August 2nd Planning Commission meeting would be cancelled with the August 16th meeting still scheduled.

Chair Brietigam asked for an update on the China Buffet property on Valley View Street. Staff responded that minor plan details were being worked out.

Commissioner Lazenby asked for an update on the former Galleria property. Staff replied that the project was moving forward as the steel had been tested and the joints will be tested next.

Commissioner Lazenby mentioned the Grand Opening of the Brookhurst Triangle Phase I. Staff then mentioned that CUP-120-2018 appeal would be back to City Council on July 24th with a resolution of approval and that the project on 9th Street had been approved.

ADJOURNMENT: At 8:22 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, August 2, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Lazenby Second: Truong

Ayes: (4) Brietigam, Lazenby, Nguyen, Truong

Noes: (0) None

Absent: (3) Kanzler, Lehman, Salazar

Judith Moore
Recording Secretary