

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

Meeting Minutes
Thursday, October 18, 2018

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

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

Absent: Kanzler

PLEDGE OF ALLEGIANCE: Led by Commissioner Lehman.

ORAL COMMUNICATIONS – PUBLIC – None.

September 20, 2018 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Lazenby

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

Abstain: (1) Brietigam

PUBLIC HEARING – PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018),
SITE PLAN NO. SP-057-2018, CONDITIONAL USE PERMIT NO. CUP-140-2018, LOT
LINE ADJUSTMENT NO. LLA-019-2018. WEST SIDE OF VALLEY VIEW STREET, SOUTH
OF CHAPMAN AVENUE AT 12101-12111 VALLEY VIEW STREET.

Applicant: CINEMAS MANAGEMENT, INC. (DAN AKARAKIAN)

Date: October 18, 2018

Request: A request to redevelop a 2.71-acre site, comprised of two parcels currently improved with the Starlight Cinema and a vacant 6,040 square foot restaurant, with a new automatic car wash, a new pad drive-thru restaurant, a new sit-down restaurant, and an expansion of the existing

movie theater. The existing vacant restaurant building will be demolished to accommodate the proposed project. As part of the project, the Planning Commission will consider recommending that the City Council approve a text amendment to Planned Unit Development No. PUD-104-73 to include an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant as permitted uses on the subject project site, and to modify the sign requirements of the PUD to allow for multiple-tenant cabinets on the existing pole signs, to allow a vertical sign on a new tower building element of the movie theater, and to allow non-LED/non-digital movie poster board graphics to be displayed on the exterior marquee and wall display boards of the movie theater. The Planning Commission will also consider approval of a Lot Line Adjustment to modify existing lot lines to consolidate the two subject parcels into one; a Site Plan to allow the construction of a 4,241 square foot automatic car wash, an 1,870 square foot drive-thru restaurant, a 2,700 square foot sit-down restaurant, a 2,846 square foot movie theater expansion, and related site improvements; and a Conditional Use Permit to allow the operation of the automatic car wash. The site is in the PUD-104-73 (Planned Unit Development) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures and Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing held. Speaker(s): Jim Forgey, Tom Utman, Dan Akarakian, Greg Miller, Patti Widdicombe, Marlund Hale

Action: Resolution Nos. 5931-18 (PUD), 5932-18 (SP/LLA), and 5933-18 (CUP-140) were approved.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (1) Kanzler

MATTERS FROM COMMISSIONERS: Commissioner Lazenby mentioned that at a recent street lighting meeting, the Los Angeles representative stated that the new Los Angeles area LED standard was 3,000K and that residential LED would be 2,700K. He also asked why the sound wall had not been installed at the Chevron car wash at Chapman Avenue and Valley View Street. Staff responded that due to the location of utilities, the wall could not be installed. The alternative was to keep the wash tunnel door closed during the cycle, and re-open the door when the cycle was complete. Lastly, Commissioner Lazenby commented that the back area of the bowling alley on Valley View Street needed a trash clean-up. Staff would contact Code Enforcement.

Vice Chair Truong commented that the back parking area of the plaza at Brookhurst Street and Westminster Avenue also needed a clean-up and overall improvement. Staff would contact Code Enforcement to address the clean-up, and if needed, the owner would be contacted for maintenance issues.

Chair Brietigam challenged the City to increase the Garden Grove Police force to 200 by the year 2020.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the next Regular Meeting on November 1st.

ADJOURNMENT: At 8:27 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, November 1, 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:	(6)	Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong	
Noes:	(0)	None	
Absent:	(1)	Kanzler	

Judith Moore
Recording Secretary