

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

Meeting Minutes
Thursday, April 19, 2018

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Kanzler, Lehman

PLEDGE OF ALLEGIANCE: Led by Commissioner Lazenby.

ORAL COMMUNICATIONS – PUBLIC – None.

April 5, 2018 MINUTES:

Action: Received and filed.

Motion: Lazenby Second: Salazar

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

Noes: (0) None

Absent: (2) Kanzler, Lehman

The following item (C.2.) was taken out of order:

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-127-2018. TWENTY-FIVE (25) CITYWIDE STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY OWNED BY SOUTHERN CALIFORNIA EDISON.

Applicant: VERIZON WIRELESS

Date: April 19, 2018

Request: Conditional Use Permit approval to allow the citywide installation of twenty-five (25) small wireless telecommunication facilities disguised as street lights along with a meter pedestal to be installed below finish grade or within the new street light. Each of the existing street lights,

owned by Southern California Edison in the public right-of-way, will be removed and replaced with the new street light wireless telecommunication facility. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: After the staff report was introduced, the question was raised as to whether the public hearing could continue as two of the five Commissioners present lived in the vicinity of one or more of the proposed street lights. After a brief recess, staff concluded there was a need to gather more information to evaluate the circumstances and determine a solution as to how to proceed. A motion was then made to open the public hearing, and have it remain open, and continue the case to the May 3rd Planning Commission Meeting at 7:00 p.m.

Motion: Lazenby Second: Truong

Ayes: (5) Brietigam, Lazenby, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (2) Kanzler, Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-120-2018. FOR PROPERTY LOCATED AT 14291 EUCLID STREET #D101, WEST SIDE OF EUCLID STREET, SOUTH OF FORBES AVENUE.

Applicant: QUAN HOA AN, LLC (KIMBERLY B. LE)
Date: April 19, 2018

Request: Conditional Use Permit approval to upgrade an existing State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License to a new ABC Type "47" (On-Sale, General, Public Eating Place) License, and to allow live entertainment, in the form of karaoke, along with associated components (i.e., amplified sound, stage, and karaoke equipment), for an existing 1,885 square foot restaurant, Pho Hoa An Restaurant, currently operating under Conditional Use Permit No. CUP-102-03. The site is in the PUD-104-81 (Planned Unit Development) zone.

Action: Public Hearing held. Speaker(s): (All spoke in favor of request) Dale Washington, Kimberly Le, Andy Quach, Patrick Hoang, Mimi Nguyen, Van Le

Action: Resolution of Denial No. 5907-18 was approved.

Motion: Lazenby Second: Salazar

Ayes: (5) Brietigam, Lazenby, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (2) Kanzler, Lehman

A recess was called by the Chair at 8:15 p.m. The meeting reconvened at 8:25 p.m.

PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION, SITE PLAN NO. SP-051-2018, VARIANCE NO. V-019-2018, AND TENTATIVE PARCEL MAP NO. PM-2017-187. NORTHWEST CORNER OF THE INTERSECTION OF GARDEN GROVE BOULEVARD AND BEACH BOULEVARD AT 7901 GARDEN GROVE BOULEVARD.

Applicant: FRONTIER REAL ESTATE INVESTMENTS, LLC
Date: April 19, 2018

Request: A request for Site Plan, Variance, and Tentative Parcel Map approval for a joint project, "The Village Center", with the City of Stanton to approve the commercial portion of a mixed-use project at the northwest corner of Garden Grove Boulevard and Beach Boulevard. The overall site for the commercial center is 10.18 acres, with 4.1 acres in the City of Garden Grove. On the Garden Grove acreage, the request includes a Site Plan to revitalize existing buildings and construct two pad buildings, a Variance to reduce a portion of the landscape setback along Beach Boulevard from 15'-0" to 11'-0", and a Tentative Parcel Map to divide the Garden Grove portion of the site into four (4) parcels and a sliver of a 5th parcel. The City of Stanton is the lead agency for the entire project. The site is at 7901 Garden Grove Boulevard in the C-2 (Community Commercial) zone.

The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the Project. Pursuant to CEQA, the City of Garden Grove is required, as a responsible agency, to independently consider the Mitigated Negative Declaration, and based upon that consideration, determine whether the Project will have a significant impact on the environment. The City of Stanton, as the lead agency, released the Mitigated Negative Declaration for public comment on October 3, 2017, which concluded on November 6, 2017. Copies of the Mitigated Negative Declaration, including the Initial Study and all documents referenced in the Mitigated Negative Declaration, are available for public review at 1) Garden Grove City Hall, Planning Services Counter, 11222 Acacia Parkway, Garden Grove; 2) Garden Grove Regional Library, 11200 Stanford Avenue, Garden Grove. Electronic copies are available online at www.ci.garden-grove.ca.us. The City invites all interested parties to submit written comments on the initial study and Mitigated Negative Declaration prior to the Planning Commission Meeting, April 19, 2018.

Action: Public Hearing held. Speaker(s): Kelly Hart (Stanton), Tom Carpenter, Elizabeth Ash, Marisa Patterson. One letter with

traffic concerns was submitted by Matt Sandoval.

Action: Resolution No. 5920-18 was approved with amendments to the Conditions of Approval.

Motion: Truong Second: Lazenby

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

Noes: (0) None

Absent: (2) Kanzler, Lehman

MATTERS FROM COMMISSIONERS: Commissioner Lazenby commented on the harmful, long lasting effects of bright LED street lighting on the environment at night, especially in neighborhoods, and cited concerns regarding effects on human health and wellness. Reports stated that some LED lighting not only contributed to physiological effects, such as sleepless nights and obesity, but the light affected the circadian rhythms of insects, birds, and other species', as well as crime rates. Commissioner Lazenby stated that the City of Garden Grove had an obligation to study light pollution, light color temperature, circadian rhythms, and future design applications.

Chair Brietigam challenged the City to increase the size of the Police Department to 200 sworn by the year 2020.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the May 3rd and May 17th Planning Commission meetings and added that the June 7th meeting would be a Study Session on CEQA 101.

Commissioner Lazenby stated he would be absent from the May 17th meeting.

ADJOURNMENT: At 9:30 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, May 3, 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: (5) Brietigam, Lazenby, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (2) Kanzler, Lehman

Judith Moore
Recording Secretary