

GARDEN GROVE PLANNING COMMISSION
Courtyard Center, 12732 Main Street, Garden Grove, CA 92840

Regular Meeting Minutes
Thursday, October 1, 2015

CALL TO ORDER: 6:40 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Mai
Commissioner Margolin
Commissioner Pak
Commissioner Paredes
Commissioner Zamora

Absent: Mai, Pak, Zamora

Commissioner Mai joined the meeting at 6:50 p.m. and Commissioner Zamora joined the meeting at 7:16 p.m.

PLEDGE OF ALLEGIANCE: Led by Vice Chair Kanzler.

ORAL COMMUNICATIONS – PUBLIC: None.

SEPTEMBER 17, 2015 MINUTES:

Action: Received and filed.
Motion: Margolin Second: Kanzler
Ayes: (4) Kanzler, Margolin, O'Neill, Paredes
Noes: (0) None
Absent: (3) Mai, Pak, Zamora

STUDY SESSION – REVIEW OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):
Ricia Hager, Esq., from the City's Attorney's office, presented an overview of the California Environmental Quality Act (CEQA). Staff then discussed and received input on the subject.

MATTERS FROM COMMISSIONERS: Commissioner Margolin asked for staff to update the Commission on projects that had come before them, specifically, the new fast food tenants at the Promenade Shopping Center, the Inge Realty sign, the East Seafood Buffet, and the large sign for Next Level Sports center. Staff responded that regarding the East Seafood Buffet, Del Taco appealed the Planning Commission's Decision to the City Council; that the three-to-four Promenade Shopping Center

tenants were in plan check; that there was no movement on the Inge Realty sign; and that Next Level Sports center was reconsidering their sign due to cost requirements and may do something different.

Chair O'Neill asked staff to explain the Harbor Boulevard monument sign process. Staff responded that all of the signs could not be done at the same time and that two years was the original timeline to begin; that if a business wanted a sign, they would receive the criteria and go ahead, and if the City provided the sign, the City would set aside the funds. Staff added that the Hyatt Hotel sign was complete and the Great Wolf sign was in progress.

Commissioner Mai asked for an update on the Brookhurst Triangle. Staff stated that the developer's financing was in order, the loan documents would be signed shortly, the construction documents were in Building Services waiting to be issued, and that once the development fees were paid, permits would be issued. Construction could start with the ground breaking in three to four weeks. Staff added that issues with the boundaries on the tract map had been satisfied for the map to be recorded. After the site preparation is finished, the first phase of the project should be completed approximately 18 months after breaking ground. Staff also added that Kia would be relocated, as yet to an unknown location.

Staff also mentioned that Site "C" would break ground in three to four months and that recently, Great Wolf used the site for staging.

Commissioner Margolin asked for an update on the Galleria. Staff stated that a letter was sent from the City Attorney's office to all parties involved to obtain a timeline for the refined the conceptual plans, the three-party agreement between Hoag, Cathay, and the prospective developer, and the submittal of the revised entitlements for the new configuration. Then, if the timeline dates were not met, a 'Notice and Order' would be sent to have the structure demolished.

Commissioner Paredes mentioned that a resident said that Diane Street had no street lights, and that this was a public safety issue. Staff responded that there may be proximity restrictions for the lights and there may be enough coverage, however, the matter would be looked into.

Commissioner Paredes also mentioned that he had noticed more graffiti between Costco and Magnolia Street. Staff responded that a staff member that would be contacted regarding the issue.

Staff then addressed Commissioner Zamora's previous concern regarding the trees near McDonald's on Garden Grove Boulevard, responding that the City's arborist had scheduled the removal and replacement of a dying tree. Staff added that the trees on Main Street would be treated and were watered and maintained on a regular basis.

Commissioner Mai asked if the landlord in the Dalat retail center, where his dental office was located, could make the tenants pay for the fence between the landlord's property and the corner Property. Staff responded that the delineating fence was a

