

NOTICE AND CALL OF SPECIAL MEETING
OF THE
GARDEN GROVE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a special meeting of the Garden Grove Planning Commission is hereby called to be held on Thursday, June 7, 2018, at 6:00 p.m. in the Council Chamber, of the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA 92840.

Said Special Meeting shall be held to discuss the attached Agenda.

DATED: May 31, 2018

A handwritten signature in black ink, appearing to read "G. Brietigam", with a stylized flourish at the end.

George Brietigam
Chair



AGENDA

GARDEN GROVE PLANNING COMMISSION

SPECIAL MEETING

JUNE 7, 2018

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 6:00 P.M. - COUNCIL CHAMBER

ROLL CALL: CHAIR BRIETIGAM, VICE CHAIR TRUONG
COMMISSIONERS KANZLER, LAZENBY, LEHMAN, NGUYEN, SALAZAR

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: May 17, 2018
- C. STUDY SESSION
 - C.1. CEQA 101
- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

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

Meeting Minutes
Thursday, May 17, 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: Lazenby, Lehman

PLEDGE OF ALLEGIANCE: Led by Commissioner Salazar.

ORAL COMMUNICATIONS – PUBLIC – None.

May 3, 2018 MINUTES:

Action: Received and filed.

Motion: Kanzler Second: Truong

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

Noes: (0) None

Absent: (2) Lazenby, Lehman

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-016-2018, VARIANCE NO. V-020-2018. FOR PROPERTY LOCATED AT 11831 TRASK AVENUE, END OF CUL-DE-SAC ON SORRELL DRIVE, JUST SOUTH OF BANNER DRIVE.

Applicant: GEORGE & BEVERLY PARAS

Date: May 17, 2018

Request: Lot Line Adjustment approval to remove an existing lot line between two (2) adjoining parcels (Assessor's Parcel Nos. 100-352-28 and 31), thereby consolidating the two (2) lots into a single lot for the purpose of constructing a new single-family dwelling. Also, a request for Variance approvals to allow: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a

deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone. The site is in the R-1 (Single-Family Residential) zone. This project is exempt pursuant to CEQA Sections 15061(b)(3) Review for Exemption and 15305 – Minor Alterations in Land Use Limitations.

Action: Public Hearing held. Speaker(s): George Paras

Action: Resolution No. 5921-18 was approved.

Motion: Kanzler Second: Truong

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

Noes: (0) None

Absent: (2) Lazenby, Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-130-2018. EXISTING STREET LIGHTS OWNED BY SOUTHERN CALIFORNIA EDISON AND EXISTING WOOD UTILITY POLES OWNED BY JOINT POWER AUTHORITY, BOTH IN THE PUBLIC RIGHT-OF-WAY.

Applicant: VERIZON WIRELESS

Date: May 17, 2018

Request: Conditional use permit to allow for the installation and operation of twelve (12) Citywide small wireless telecommunication facilities disguised as street light poles or attached to wood utility poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing street lights and wood utility poles in the City's public right-of-way are owned by Southern California Edison or Joint Power Authority. The street lights will be removed and replaced with the new street light poles, the wood utility poles would remain, both would include small wireless telecommunication facilities. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Tami Pritchard, Moe Bolourchi

Action: Resolution No. 5922-18 was approved.

Motion: Kanzler Second: Nguyen

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

Noes: (0) None

Absent: (2) Lazenby, Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-131-2018. PUBLIC RIGHT-OF-WAY NEAR COMMERCIAL AND RESIDENTIAL ZONES NEEDING ADDITIONAL COVERAGE.

Applicant: SPRINT
Date: May 17, 2018

Request: Conditional Use Permit approval to allow for the installation and operation of three (3) Citywide small wireless telecommunication facilities disguised as street light poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing street light poles in the City's public right-of-way, which are owned by Southern California Edison, will be removed and replaced with the new street light poles that include small wireless telecommunication facilities. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Jennifer Johnson

Action: Resolution No. 5923-18 was approved.

Motion: Kanzler Second: Salazar

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

PUBLIC HEARING – SITE PLAN NO. SP-053-2018. FOR PROPERTY LOCATED AT 12891 MAIN STREET, EAST SIDE OF MAIN STREET, BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD.

Applicant: AVI MARCIANO
Date: May 17, 2018

Request: Site Plan approval to construct a new mixed-use building with a commercial tenant space of approximately 3,888 square feet on the Main Street frontage and nine (9) residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony, and a second to reduce one minimum dimension of a passive recreation area. The site is in the CC-2 (Civic Center Main Street) zone. This project is exempt pursuant to CEQA Section 15332 – In-Fill Development Projects.

Action: Public Hearing held. Speaker(s): Gladstone "Andy" Anderson

Action: Resolution No. 5919-18 was approved.

Motion: Kanzler Second: Truong

Ayes: (3) Kanzler, Salazar, Truong

Noes: (2) Brietigam, Nguyen

Absent: (2) Lazenby, Lehman

MATTERS FROM COMMISSIONERS: Commissioner Salazar expressed her concerns regarding both commercial and residential parking issues and suggested staff look beyond today's minimum parking requirements, as current parking standards may not work in the future.

Staff responded that State Density Bonus projects have constrained parking requirements in order to obtain the low income units due to parking being expensive to provide, therefore parking is limited. Staff pointed out that the City was undergoing a downtown parking plan study consisting of counts and surveys of old and new uses that generate a variety of parking styles, and, to finance a parking structure, people would need to pay for the parking.

Commissioner Kanzler commented that philosophically, more buildings for lower income residents, smaller spaces, and an increase in available public transportation were key to solving the parking problems.

Chair Brietigam commented that we live in a car culture, though other transportation options should be encouraged.

Staff then explained that there was plenty of parking around Main Street and that a vital Main Street would be one in which there were more people than cars. At its peak, the west parking lot was only 55% full. Another example, with new residential Accessory Dwelling Units (ADU's), only one parking space would be allowed if the distance to the nearest bus stop was beyond half of a mile. Staff then noted that state laws limit the Planning Commission's discretion in parking matters and suggested zoning training for Commissioners on a one on one, or group meeting basis.

Chair Brietigam then mentioned that the paint on a two-story building located at northeast corner of Western Avenue and Acacia Avenue needed refurbishment. Staff would have Code Enforcement look into the matter.

Chair Brietigam then suggested that the City recycle the extra street light poles, from the Verizon and Sprint projects, to be utilized in dark lit areas which could be designated by the Police Department. Staff added that typically, to add a light to a street, the neighborhood community would fill out a form to submit to Ana Neal in the Engineering Division with the light cost shared among the residents.

Lastly, Chair Brietigam challenged the City to increase the sworn Police staff to 200 by the year 2020, along with five additional firefighters.

MATTERS FROM STAFF: Staff noted that the June 7th Study Session on CEQA 101 would begin at 6:00 p.m. Also, for the June 21st meeting, staff would like to begin the meeting at 6:00 p.m. The Commission agreed.

ADJOURNMENT: At 8:30 p.m. to the next Special Meeting of the Garden Grove Planning Commission on Thursday, June 7, 2018, at 6:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Truong Second: Salazar

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

Noes: (0) None

Absent: (2) Lazenby, Lehman

Judith Moore
Recording Secretary