

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

Meeting Minutes
Thursday, April 21, 2016

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Barker
Commissioner Margolin
Commissioner Paredes
Commissioner Zamora

Absent: Zamora

Commissioner Zamora joined the meeting at 7:29 p.m.

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

Staff introduced the City's new Community and Economic Development Director, Lisa Kim.

ORAL COMMUNICATIONS – PUBLIC – Mr. Charlie Zabinski asked for the status of the bike path between Nelson Street and Stanford Avenue. Vice Chair Kanzler stated that a consultant had been hired to develop a Bicycle Master Plan for the City.

March 17, 2016 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Barker

Ayes: (5) Barker, Kanzler, Margolin, O'Neill, Paredes

Noes: (0) None

Absent: (1) Zamora

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-066-2016. FOR PROPERTY LOCATED AT 12755 BROOKHURST STREET, SOUTH OF STANFORD AVENUE, WEST OF BROOKHURST STREET AND STANFORD AVENUE.

Applicant: Karie Barker
Date: April 21, 2016

Request: Conditional Use Permit approval to operate a new 1,850 square foot after-school tutoring center for 46 students and six (6) instructors. The site is in the GGMU1 (Garden Grove Mixed Use 1) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: It was moved to continue the item to a date uncertain per the applicant's request.

Motion: O'Neill Second: Kanzler

Ayes: (5) Barker, Kanzler, Margolin, O'Neill, Paredes

Noes: (0) None

Absent: (1) Zamora

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, SITE PLAN NO. SP-022-2016, CONDITIONAL USE PERMIT NO. CUP-065-2016, LOT LINE ADJUSTMENT NO. LLA-011-2016, AND DEVELOPMENT AGREEMENT NO. DA-002-2016 FOR PROPERTY LOCATED AT 10641 GARDEN GROVE BOULEVARD, 10661 GARDEN GROVE BOULEVARD, AND 10662 PEARL STREET, NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF NELSON STREET. PEARL STREET PROPERTY IS CONTIGUOUS TO NORTH SIDE OF GARDEN GROVE BOULEVARD PROPERTIES AND FRONTS ON SOUTH SIDE OF PEARL STREET, WEST OF NELSON STREET.

Applicant: Tony Lam

Date: April 21, 2016

Request: Site Plan and Conditional Use approval to construct a four-story, 10-unit, work-live mixed-use development on three separate properties, in conjunction with a Lot Line Adjustment to consolidate three properties into one. A Development Agreement is also included.

Motion No. 1:

Action: Public Hearing held. Public Hearing closed then re-opened.
Speaker(s): Joe Dovich, Tony Lam, George Behnam

Action: Motion to leave the Public Hearing open and continue the item to the May 19th Planning Commission meeting in order for staff to review updated architectural plans was approved.

Motion: Kanzler Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

Motion No. 2:

Action: Due to the number of items on the May 19th agenda, a motion to leave the Public Hearing open and to reconsider continuing the item to the May 5th Planning Commission meeting was approved.

Motion: Kanzler Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora
Noes: (0) None
Absent: (0) None

Motion No. 3:

Action: Motion to leave the Public Hearing open and continue the item to the May 5th Planning Commission meeting in order for staff to review updated architectural plans was approved.

Motion: Margolin Second: Kanzler

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora
Noes: (0) None
Absent: (0) None

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2015 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN:

Action: Received and filed. Discussion included clarification on the number of housing units per levels of income, as well as homelessness, including how to obtain resources and the methodology of the Police Department's resource team to reach out to the homeless.

Motion: Kanzler Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora
Noes: (0) None
Absent: (0) None

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

MATTERS FROM COMMISSIONERS: Commissioner Margolin asked staff for updates on the Promenade Shopping Center, the Inge sign, and the Galleria. Staff responded that Chipotle, Wing Stop, Yogurtland, and Panda Express were in plan check; no

update on the Inge sign; as money becomes available, the businesses that want to comply with the new sign program would be first up; and in regard to the Galleria, the two parties were in court, with the issue to be back at City Council on the second meeting in May.

Vice Chair Kanzler asked if the City had a 'mansions' ordinance. Staff replied that the City presented a report years ago, however, the topic did not move forward.

Commissioner Zamora asked for an update on the mini-park at the corner of Brookhurst Street and Lampson Avenue; about the roadwork on Brookhurst Street between Chapman Avenue and Lampson Avenue; about a list of City projects posted online; and about Costco traffic. Staff responded that the park was being renovated to be drought tolerant using City funds; the roadwork would be looked into; a list of City projects was being worked on to be posted online; and that Dai Vu would be contacted regarding the Costco traffic.

Commissioner Barker asked if Commissioners could give recommendations for the District Maps. The advice was to attend City Council to express suggestions, along with a reminder that the topic was not under the Planning Commission's jurisdiction.

Commissioner Paredes asked if the May 5th Planning Commission meeting could include a public forum to discuss opportunities for vacant businesses.

Lisa Kim, responded that City Council had tasked the Community and Economic Development Department to bring forward an economic development strategy over the next six months, by way of community outreach, and a report with elements of the strategy could be brought back to Planning Commission.

Commissioner Margolin asked if a property owner could sit on their vacant property for years. Staff replied yes, as long as the property was maintained and that the City would become involved if the property became a public nuisance. Staff then added that in regard to a public forum for suggestions to fill vacant businesses, it was better for Commissioners to remain non-prejudiced and neutral in regard to future development.

Chair O'Neill mentioned the Graduates Reception, which would occur prior to the City Council meeting on April 26th.

MATTERS FROM STAFF: Staff reiterated that the May 5th meeting would include the continued item and a review of the Brown Act, and that the memo on Historic Preservation would go to City Council in June.

ADJOURNMENT: At 8:50 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, May 5, 2016, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Zamora Second: Barker

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

Judith Moore
Recording Secretary