



## A G E N D A

### GARDEN GROVE PLANNING COMMISSION

#### REGULAR MEETING

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APRIL 3, 2014

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: CHAIR LAZENBY, VICE CHAIR MARGOLIN  
COMMISSIONERS ALEJANDRO, BRIETIGAM, NGUYEN, SILVA, ZAMORA

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 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: March 20, 2014
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. SITE PLAN NO. SP-005-2014  
CONDITIONAL USE PERMIT NO. CUP-005-2014

APPLICANT: GEUNWOO YUN (HOLIDAY INN EXPRESS AND SUITES)  
LOCATION: NORTHWEST SIDE OF GARDEN GROVE BOULEVARD AND  
HASTER STREET AT 12867 GARDEN GROVE BOULEVARD

REQUEST: Site Plan and Conditional Use Permit approval to allow the expansion of an existing hotel, Holiday Inn Express and Suites, to include the construction of a new 1,106 square foot meeting/conference facility and a new 1,594 square foot outdoor patio on the east side of the hotel building. The City of Garden Grove has determined that this project is exempt pursuant to CEQA Section 15301 - Existing Facilities.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-005-2014 and Conditional Use Permit No. CUP-005-2014, subject to the recommended conditions of approval.

C.2. GENERAL PLAN AMENDMENT NO. GPA-2-13(A)  
AMENDMENT NO. A-172-13

APPLICANT: DIANE K. HALL TRUSTEE (ALEXIS, AMBER & ARIANA HALL)

LOCATION: NORTH SIDE OF LAMPSON AVENUE, MIDPOINT BETWEEN BEACH BOULEVARD AND DALE STREET AT 8141, 8151, AND 8171 LAMPSON AVENUE (ASSESSOR PARCEL NOS. 131-471-07, 26, 28, AND 29)

REQUEST: A request that the City of Garden Grove amend its General Plan land use map and zone map in conjunction with the proposed annexation of the "Carmel-Lampson Island" into the City of Garden Grove. The approximately one acre site is fully improved with an integrated multi-family residential project built in 1989, which consists of three, two-story residential buildings containing a total of 20 apartment units, and is served by two driveway approaches for ingress and egress purposes from Lampson Avenue. The site is currently located within the unincorporated area of the County of Orange and within the City of Stanton's sphere of influence. The owners of a majority of the property within the Carmel-Lampson Island have filed an application with the Orange County Local Agency Formation Commission to concurrently amend the spheres of influence of the cities of Stanton and Garden Grove and to approve the annexation of the property into the City of Garden Grove. The proposed General Plan Amendment would amend the City of Garden Grove's official General Plan land use map to include the Carmel-Lampson Island with a General Plan land use designation of "Medium Density Residential." The proposed Zone Change Amendment would amend the

City's official zone map to "pre-zone" the Carmel-Lampson Island site R-3 (Multiple-Family Residential). The Planning Commission will consider making a recommendation to the City Council concerning these proposed land use actions. The proposed action includes a recommendation that the City Council determine the project to be exempt from the California Environmental Quality Act pursuant to Sections 15319 and 15061(b)(3) of the State CEQA guidelines. The current County of Orange zoning designation is R-2 (Multi-Family Dwelling District) and the proposed City pre-zoning designation is R-3 (Multiple-Family Residential).

STAFF RECOMMENDATION: Recommend approval of General Plan Amendment No. GPA-2-13(A) and Amendment No. A-172-13 to City Council.

C.3. PLANNED UNIT DEVELOPMENT NO. PUD-104-70 (REV. 2014)  
CONDITIONAL USE PERMIT NO. CUP-379-14

APPLICANT: JEFF LUZZI – NEXT LEVEL

LOCATION: NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE AT 12821 KNOTT STREET

REQUEST: To amend the PUD-104-70 (Planned Unit Development) zone to allow a 59'-0" tall electronic reader board sign, subject to Conditional Use Permit approval. Also, a request for Conditional Use Permit approval to allow the applicant to retrofit an existing, legal 50'-0" tall pole sign (double-sided with an existing sign area of 190 square feet), with a new 59'-0" tall freeway oriented sign (double-sided with a 394 square foot electronic reader board) that will display on-premise advertisements. Total proposed sign area is 562 square feet. The subject site is currently improved with an existing indoor sports facility, Next Level Sports Complex, and is in the Planned Unit Development No. PUD-104-70 zone. The project is exempt pursuant to CEQA Section 15311 – Accessory Structures, and Section 15061 – Review for Exemption.

STAFF RECOMMENDATION: Recommend approval of Planned Unit Development No. PUD-104-70 (REV. 2014) to City Council and approval of Conditional Use Permit No. CUP-379-14, subject to the recommended conditions of approval.

D. ITEMS FOR CONSIDERATION

D.1. CONSIDERATION OF PROPOSED RESOLUTION RECOMMENDING APPROVAL OF AMENDMENT NO. A-006-2014 PURSUANT TO PLANNING COMMISSION ACTION OF MARCH 20, 2014.

D.2. REVIEW OF THE CODE OF ETHICS

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT