

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

Regular Meeting Minutes
Thursday, January 15, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Lazenby
Vice Chair Margolin
Commissioner Alejandro
Commissioner Brietigam
Commissioner Silva

Absent: Zamora

PLEDGE OF ALLEGIANCE: Led by Commissioner Brietigam.

ORAL COMMUNICATIONS – PUBLIC: Mr. Ryan Farsai, owner of a gas station, mentioned gas prices and expressed the importance of creating revenue for his business in order to be successful.

DECEMBER 4, 2014 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Alejandro

Ayes: (5) Alejandro, Brietigam, Lazenby, Margolin, Silva

Noes: (0) None

Absent: (1) Zamora

PUBLIC HEARING – SITE PLAN NO. SP-016-2014, VARIANCE NO. V-009-2014. FOR PROPERTY LOCATED AT 12502 BROOKHURST STREET, SOUTHEAST CORNER OF BROOKHURST STREET AND LAMPSON AVENUE.

Applicant: RAMCAM Engineering Group, Inc.

Date: January 15, 2015

Request: Site Plan approval to construct a new approximately 2,447 square foot one-story building on a lot improved with an existing approximately 1,755 square foot medical office building, located on the southeast corner of Brookhurst Street and Lampson Avenue at 12502 Brookhurst Street. The project scope also includes site improvements for a new parking lot and new landscaping. Also, a request for Variance approval to deviate from the minimum ten-foot (10'-0") interior side setback to

construct the new building and the new trash enclosure to encroach five feet (5'-0") into the interior side setback. The site is in the O-P (Office Professional) zone. This project is exempt pursuant to CEQA Section – 15303(c) – New Construction or Conversion of Small Structures and 15305(a) – Minor Alterations and Land Use Limitations.

Action: Public Hearing held. Speakers: Mr. Alex Irshaid.

Action: Resolution No. 5839-14 adopted.

Motion: Alejandro Second: Brietigam

Ayes: (5) Alejandro, Brietigam, Lazenby, Margolin, Silva

Noes: (0) None

Absent: (1) Zamora

PUBLIC HEARING – SITE PLAN NO. SP-017-2014. FOR PROPERTY LOCATED AT 9472 KATELLA AVENUE, SOUTHWEST CORNER OF KATELLA AVENUE AND GILBERT STREET.

Applicant: Yenny Ng
Date: January 15, 2015

Request: Site Plan approval to construct a small, multi-tenant commercial building of approximately 1,600 square feet on a property that is improved with an existing gas station and convenience market. The site is in the C-1 (Neighborhood Commercial) zone. This project is exempt pursuant to CEQA Section – 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speakers: Mr. Ali Farsai and Mr. Ryan Farsai.

Action: Resolution No. 5840-14 adopted.

Motion: Brietigam Second: Margolin

Ayes: (5) Alejandro, Brietigam, Lazenby, Margolin, Silva

Noes: (0) None

Absent: (1) Zamora

PUBLIC HEARING – SITE PLAN NO. SP-018-2014. FOR PROPERTY LOCATED AT 9737 CHAPMAN AVENUE, NORTHWEST CORNER OF BROOKHURST STREET AND CHAPMAN AVENUE, BUILDING PAD "D" FRONTS ON CHAPMAN AVENUE.

Applicant: Geoff Reeslund, HGGA Promenade, L.P.
Date: January 15, 2015

Request: Site Plan approval to construct a 6,200 square foot pad building at the Promenade Shopping Mall. The building will have four tenant spaces occupied by proposed restaurants. The building is proposed on a pad that is along Chapman Avenue, west of the main drive aisle entrance to the Regal Theaters. The site is in the NMU (Neighborhood Mixed Use) zone. This project is exempt pursuant to CEQA Section 15302 – Replacement or Reconstruction.

Action: Public Hearing held. Speakers: Mr. Geoff Reeslund.

Action: Resolution No. 5841-14 adopted.

Motion: Margolin Second: Alejandro

Ayes: (4) Alejandro, Lazenby, Margolin, Silva

Noes: (1) Brietigam

Absent: (1) Zamora

MATTERS FROM COMMISSIONERS:

Commissioner Brietigam mentioned traffic signals near IHOP and wondered if there were studies to warrant signals to be removed. Staff was not aware of any such studies. The Commissioner then added that the Police Department needed to be increased by 20 and the Fire Department by seven and that a plan was needed to increase public safety.

Commissioner Silva asked for a study session on “Re:Imagine” as information had not been updated for over a year and he had received questions from residents. Staff explained that “Re:Imagine” was not a ‘plan’ or ‘document’, rather the intent was to gather ideas and separate them into short, mid, and long-term phases; that staff would meet with the Mayor over the Open Streets’ success; that a Bike Master Plan initiative was in the works; that a plan was needed to secure grants; and that after the City Council was updated with a presentation, the information would be brought back to the Planning Commission.

Commissioner Alejandro commended staff for their work, especially for the agenda items that night, which were pro-growth for the City. Fellow Commissioners also expressed their appreciation for staff.

MATTERS FROM STAFF:

Staff stated that the Thursday, February 5th Planning Commission meeting would be cancelled and mentioned that Commission appointments should occur at the January 27th City Council Meeting.

ADJOURNMENT:

At 8:50 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, February 5, 2015, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Alejandro

Ayes: (5) Alejandro, Brietigam, Lazenby, Margolin, Silva

Noes: (0) None

Absent: (1) Zamora

Judith Moore, Recording Secretary