

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

Meeting Minutes  
Thursday, March 1, 2018

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Kanzler  
Vice Chair Brietigam  
Commissioner Lazenby  
Commissioner Lehman  
Commissioner Nguyen  
Commissioner Salazar  
Commissioner Truong

Absent: Kanzler, Salazar

SELECTION OF CHAIR:

Action: Commissioner Lehman nominated Commissioner Brietigam for Chair, seconded by Commissioner Truong.

Action: Motion approved with a 5-0 vote as follows:

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong

Noes: (0) None

Absent: (2) Kanzler, Salazar

SELECTION OF VICE CHAIR:

Action: Chair Brietigam nominated Commissioner Truong for Vice Chair, seconded by Commissioner Lehman.

Action: Motion approved with a 5-0 vote as follows:

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong

Noes: (0) None

Absent: (2) Kanzler, Salazar

Commissioner Brietigam assumed the duties of Chair.

PLEDGE OF ALLEGIANCE: Led by Commissioner Truong.

ORAL COMMUNICATIONS – PUBLIC – Ms. Greta and Mr. Mark Corona, and Ms. Nicole Varner expressed their concerns with traffic on 9<sup>th</sup> Street, which has a high number of pedestrians with a high school, elementary school, and church in the area. They

stated that people do not see children crossing and that a crossing guard is needed. They had reached out to the school district, but to no avail. They added that people, as well as animals, fences, and telephone poles have been hit by cars, however, no one is pulled over to be cited. Staff responded that safety seemed to be the real issue, not traffic, and that the concerns would be forwarded to the Traffic division. Staff mentioned that typical methods to slow down traffic to bring an awareness of pedestrians include speed bumps, the use of flashing lights, or a HAWK Pedestrian Signal (High-Intensity Activated CrossWalk Beacon).

NOVEMBER 16, 2017 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Lazenby

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

PUBLIC HEARING – SITE PLAN NO. SP-046-2018, LOT LINE ADJUSTMENT NO. LLA-013-2018, VARIANCE NO. V-018-2018. FOR PROPERTY LOCATED ON THE WEST SIDE OF 9<sup>TH</sup> STREET, BETWEEN COLLEGE AVENUE AND STANFORD AVENUE, AT 12671 9<sup>TH</sup> STREET.

Applicant: ANH PHAN  
Date: March 1, 2018

Request: Site Plan approval to demolish all existing on-site improvements, which include three (3) existing one-story apartment units, and to construct four (4) new three-story apartment units on a 12,564 square foot site. Also, a request for Lot Line Adjustment approval to eliminate an existing property line to consolidate the two (2) existing parcels into one (1) lot, along with a request for Variance approval to deviate from the minimum lot size requirement of the CCSP-PR61 (Community Center Specific Plan – Peripheral Residential, Area 61) zone, to develop the site with a multiple-family residential development. The site is in the CCSP-PR61 (Community Center Specific Plan – Peripheral Residential, Area 61) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): (Applicant) Anh Phan, (In opposition) Cynthia Beltran, Greta Corona, Darrin Pedersen, Nicole Varner, Joe Lee, Charlotte Bryant, Lizbeth Gonzalez, (In favor) Vivian Cao.

Those in opposition cited concerns in regard to insufficient on-site and off-site parking, existing traffic safety issues on 9<sup>th</sup> Street that would be exacerbated, including a dangerous sight line for pulling out of College Avenue onto 9<sup>th</sup>, aggressive drivers in a small area, and car accidents,

concerns for the current tenants in apartments to be demolished, adverse impacts on privacy of adjacent properties, loss of views and sunlight by adjacent properties due to the size and orientation of the proposed buildings, a decrease in property values, street sweeping, loitering, construction debris, construction noise, and quality of life.

The person in favor stated that the project would improve Garden Grove and fix unpleasant surroundings, noting that the high obscure windows and inward facing balconies would solve any privacy issues.

The public hearing was closed.

Action: After considering the testimony and information provided at the public hearing, the Planning Commission directed staff to bring back a Resolution of Denial for its adoption at the March 15th meeting denying applicant's the request on the basis that the Planning Commission had determined it was unable to make all required findings for approval of the request, including Finding Nos. 3 and 5 for Site Plan approval, because the proposed project would adversely affect essential public facilities such as adjacent streets, and because the project was not compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics as the project was inconsistent in height and massing for the area

Motion: Truong Second: Lazenby

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

Chair Brietigam called for a ten minute recess at 8:41 p.m. The meeting resumed at 8:55 p.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-126-2018 FOR PROPERTY LOCATED ON THE EAST SIDE OF KNOTT STREET, SOUTH OF CHAPMAN AVENUE AT 12072 KNOTT STREET #A.

Applicant: QUAN NGUYEN  
Date: March 1, 2018

Request: Conditional Use Permit approval to modify the approved floor plan and approved hours of operation, as well as increase the number of occupants from 45 to 79 for an existing 2,400 square foot tutoring tenant space, in conjunction with the revocation of Conditional Use Permit No. CUP-333-11 and Minor Modification No. MM1. The site is in

the PUD-105-71 Rev. 90 (Planned Unit Development) zone. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Quan Nguyen

Action: Resolution No. 5912-18 was approved.

Motion: Lazenby Second: Lehman

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong

Noes: (0) None

Absent: (2) Kanzler, Salazar

PUBLIC HEARING – SITE PLAN NO. SP-033-2017TE1 (TIME EXTENSION) FOR PROPERTY LOCATED ON THE EAST SIDE OF HARBOR BOULEVARD, SOUTH OF GARDEN GROVE BOULEVARD AT 13200-13220 HARBOR BOULEVARD.

Applicant: ROIC CALIFORNIA, LLC

Date: March 1, 2018

Request: One-year time extension for approved entitlement under Site Plan No. SP-033-2017 for construction of an approximately 4,954 square foot commercial pad building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center. The site is in the HCSP-TS (Harbor Corridor Specific Plan-Transition Zone South) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Doug Bergman

Action: Resolution No. 5913-18 was approved.

Motion: Lehman Second: Lazenby

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong

Noes: (0) None

Absent: (2) Kanzler, Salazar

MATTERS FROM COMMISSIONERS: Commissioner Lazenby asked Traffic staff if a 'keep clear' area could be painted at the intersection of Euclid Street and Woodbury Road, for the southbound lanes, stating that it was a danger trying to get across to the other side of Woodbury Road. Staff would look into the matter. Commissioner Lazenby then asked who to speak to at the City to obtain clearance to change out fluorescent lights to LEDs in hotel stairways. Staff would speak to the Building Official.

Chair Brietigam mentioned an on-line City poll in regard to spending priorities. Referring to the Police Department, the only option was to maintain the number of Garden Grove Police officers at the current size, with no option to increase or decrease, which should have been included. He also challenged the City Council to

increase the number of police officers to 200 sworn by the year 2020, especially with the homeless issue and the need for law enforcement to protect the City.

MATTERS FROM STAFF: Staff gave a brief description of the agenda items for the Thursday, March 15<sup>th</sup> Planning Commission meeting and noted that the groundbreaking event for SteelCraft was Monday, March 5<sup>th</sup> at 10:00 a.m.

ADJOURNMENT: At 9:29 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, March 15, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Truong Second: Lazenby

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong

Noes: (0) None

Absent: (2) Kanzler, Salazar

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Judith Moore  
Recording Secretary