

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

Regular Meeting Minutes
Thursday, May 7, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Mai
Commissioner Margolin
Commissioner Pak
Commissioner Paredes
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Pak.

ORAL COMMUNICATIONS – PUBLIC: None.

APRIL 2, 2015 MINUTES:

Action: Received and filed.
Motion: Margolin Second: Zamora
Ayes: (7) Kanzler, Mai, Margolin, O'Neill, Pak, Paredes,
Zamora
Noes: (0) None
Absent: (0) None

APRIL 16, 2015 MINUTES:

Action: Received and filed.
Motion: Margolin Second: Pak
Ayes: (7) Kanzler, Mai, Margolin, O'Neill, Pak, Paredes,
Zamora
Noes: (0) None
Absent: (0) None

At 7:05 p.m., Vice Chair Kanzler recused himself from the following discussion due to a conflict of interest.

CONTINUED PUBLIC HEARING – NEGATIVE DECLARATION, AMENDMENT NO. A-013-2015. FOR PROPERTY LOCATED IN THE CC-1 (CIVIC CENTER MIXED USE 1) AND AR (ADAPTIVE REUSE) ZONES.

Applicant: City of Garden Grove
Date: May 7, 2015

Request: A request for Planning Commission recommendation to City Council to amend Chapter 18 (Mixed Use Regulations), Chapter 4 (Definitions), and Chapter 32 (Procedures and Hearings) of Title 9 of the Municipal Code. The proposed amendment includes adding additional uses to the Land Use chart for the CC-1 (Civic Center Mixed Use 1) and the AR (Adaptive Reuse) zones that are not currently permitted in these zones (Section 9.18.020); adding definitions for new uses in Chapter 4 (Section 9.04.060); adding additional standards for the conversion of single-family homes to commercial uses ministerially along with additional standards for parking location, outside eating areas, and non-vehicular and vehicular vending, event space, and additional compatibility standards in the CC-1 zone (Sections 9.18.090.030, 9.18.090.040, 9.18.070.010, 9.18.070.020, and 9.18.110.020); and revising Section 9.32.030D.3(2)(a)(d) of Chapter 32 exempting single-family home conversions to any other use in the CC-1 zone from the requirement to submit a Site Plan application. The City of Garden Grove has determined that a Negative Declaration be adopted pursuant to CEQA.

Action: Public Hearing held. Speaker(s): Ms. Robin Marcario and Ms. Maureen Blackmun. One letter of concern was submitted by Josh McIntosh.

Action: Resolution No. 5843-15 (Option No. 2) was approved with amendments.

Motion: Margolin Second: Paredes

Ayes: (5) Mai, Margolin, O'Neill, Paredes,
Zamora

Noes: (1) Pak

Absent: (1) Kanzler

Vice Chair Kanzler rejoined the meeting at 7:50 p.m.

PUBLIC HEARING – SITE PLAN NO. SP-021-2015, TENTATIVE TRACT MAP NO. TT-17818. FOR PROPERTY LOCATED AT 12381 NELSON STREET IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE.

Applicant: Heritage Homes Management, LLC
Date: May 7, 2015

Request: Site Plan approval to construct four (4), detached, two-story, single-family residential units along with private street improvements. Also, a request for Tentative Tract Map approval to subdivide the subject 39,340 square foot property into five (5) separate lots – four (4) residential lots (with lot sizes of 7,455 square feet, 7,455 square feet, 7,560 square feet, and 9,380 square feet) and one lot for a private street (“Lot A”). The site is in the R-1 (Single-Family Residential) zone. The project is exempt pursuant to CEQA Section No. 15332 – In-Fill Development Projects.

Action: Public Hearing held. Speaker(s): Mr. David Nguyen.

Action: Resolution No. 5846-15 approved.

Motion: Pak Second: Vu

Ayes: (6) Kanzler, Mai, Margolin, O’Neill, Pak, Paredes

Noes: (0) None

Abstain: (1) Zamora

Absent: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Margolin mentioned that Lifetime Furniture closed at the corner of Brookhurst Street and Garden Grove Boulevard and that the alley behind was full of cardboard and mattresses causing an eyesore. Staff responded that Code Enforcement would investigate. Commissioner Margolin also asked when the Promenade restaurant project would start. Staff said that plans had not been submitted yet.

Commissioner Paredes asked for the city code relating to trailers parked on the street. Staff explained that motorhomes and trailers could only be parked for 72 hours on a residential street and to contact the Police Department for tagging a vehicle. Commissioner Paredes also asked if a report was available with statistics on car break-ins as this year they seem to have increased. Staff responded that the matter would be directed to the Police Department. Lastly, Commissioner Paredes distributed an Income Guidelines for Federal Poverty Level chart to staff.

Commissioner Mai asked if medicinal marijuana stores were allowed in Garden Grove as a store was located on the second floor across from Tip Top. Staff responded that the stores were banned.

Commissioner Margolin mentioned an OC Register survey stating that Garden Grove was the third worst place in the country for small businesses to open. In response, Commissioner Pak remarked that other cities were easier to deal with and cited an example regarding an extension of time.

Commissioner Mai asked if there were home programs to help military personnel who have returned from service as there were incentives for Cities who used the Veteran’s First Program. Staff responded that low and moderate income housing options may

be considered in the future, and that the City's housing division could look into the matter.

Chair O'Neill expressed that everyone should conserve water and to patronize businesses in Garden Grove especially those on Main Street. He asked to adjourn the meeting in honor of Frank Kellogg, a pediatrician and long-time Garden Grove resident who passed away on April 30th of this year.

MATTERS FROM STAFF: Staff gave a brief description of agenda items for the Thursday, May 21, 2015 Planning Commission meeting. Commissioner Margolin then asked if the damaged parking lot behind the bowling alley would be part of the improvements for the upcoming McDonald's case. Staff replied no, however, Code Enforcement would be sent to look into the matter.

Staff gave an update on the current Stage 2 water conservation plan. The four items to be enforced with a fine were: using potable water to wash sidewalks and driveways, allowing potable water run-off in irrigating, using hoses without shut-off nozzles to wash cars, and using potable water in decorative water features that do not circulate the water. Staff added that at this stage, any cutback on personal water usage was voluntary.

Vice Chair Kanzler asked for the plan if Garden Grove did not meet the water conservation base line put out by the State Water Resource Control Board. Staff replied that Stage 3 would be implemented.

Commissioner Zamora asked if the City had the authority to tell industry to cut back on water. In response, Vice Chair Kanzler stated as an example that the farming industry was not asked to cut back as the water was allocated by the federal government from other parts of the state. At this time, they are getting less water and the overall process of acquiring water was handled differently.

Chair O'Neill encouraged people to go on the Orange County Water District website for more information.

ADJOURNMENT: At 8:32 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, May 21, 2015, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

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| Motion: | Margolin | Second: | Mai |
| Ayes: | (7) | Kanzler, Mai, Margolin, O'Neill, Pak, Paredes, Zamora | |
| Noes: | (0) | None | |
| Absent: | (0) | None | |

Judith Moore, Recording Secretary