

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

Meeting Minutes
Thursday, July 7, 2016

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Vice Chair Kanzler
Commissioner Barker
Commissioner Margolin
Commissioner Nuygen
Commissioner Paredes
Commissioner Zamora

Absent: Chair O'Neill, Commissioner Nuygen absent at Roll Call, but joined the meeting at 7:01 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Barker.

ORAL COMMUNICATIONS – PUBLIC – None.

June 16, 2016 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Barker

Ayes: (6) Barker, Kanzler, Margolin, Nuygen, Paredes, Zamora
Noes: (0) None
Absent: (1) O'Neill

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: July 7, 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.

Staff announced that the applicant, Ms. Karie Barker, is not related to

Commissioner Barker.

Action: Public Hearing held. Speaker: Karie Barker

Action: Resolution No. 5856-16 was approved.

Motion: Margolin Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, Nuyen, Paredes,
Zamora

Noes: (0) None

Absent: (1) O'Neill

MATTERS FROM COMMISSIONERS:

Commissioner Zamora asked for parking enforcement on Taft Street adjacent to Costco; that a list of projects be available on the City's website; and if there have been discussions regarding loosening regulations for entertainment on Main Street. Sergeant Vaicaro responded that with more specific information, a patrol memo could be issued for this area. Staff noted that the City's website is updated quarterly with a list of projects. The Main Street business owners would need to request consideration on entertainment regulations.

Commissioner Paredes stated that he attended an Active Streets meeting and noted that there are some neighborhood streets that have neither sidewalks nor street lighting. He stated that he understood that Garden Grove bus shelters are maintained by the City, and suggested the shelters be consistently maintained and designed to encourage ridership. He asked about a study for historical properties. In response, staff commented that in those areas without sidewalks, residents have expressed a desire to maintain a rural character, and that residents would need to request sidewalks. The City would then need to allocate funding for sidewalks, and that the street lighting is installed by Southern California Edison. The residents would have to pay for street lighting and the maintenance. Funding would be necessary to conduct a study for historical properties, and suggested that it would be a good class project for a University to identify eligible properties.

Commissioner Margolin commented on an email she received from the owner of the McDonald's restaurant on Valley View Street requesting the City intervene with the Gas Company, as the completion of the restaurant's renovation is waiting on inspection. Staff noted that the City is being proactive on this project and is assisting the owner with outstanding issues.

Commissioner Barker suggested that the City limit residential occupancy based on square footage; that the City's website provide a common list of code violations; that mailers be provided to explain code violations; and that the Street Sweeping Parking

Compliance Officers cite lawn parking. He asked when the Royal Palm neighborhood became a gated community, and the parameters for second units on single family properties. In response, staff noted that the California Courts have determined that a family cannot be defined, and therefore limiting the number of people who reside in a home is not enforceable; however, for residential projects funded by government subsidies, there is an occupancy limit. Street Sweeping Parking Compliance Officers may not be designated to enforce the Municipal Code. The Royal Palm neighborhood created a Homeowners Association and subsequently installed a security gate. Second units in single family residential zoning have to meet lot size and setback requirements.

Commissioner Nugyen asked how a residential property could be converted to a mixed use. Staff responded that the property would need to be located in a mixed use zone.

Vice Chair Kanzler asked if the City has removed Stage 2 drought requirements; and suggested installing bike racks along Garden Grove Boulevard. Staff stated that the City is still in Stage 2 drought requirements.

COMMISSIONER ZAMORA LEFT THE MEETING AT 8:10 P.M.

MATTERS FROM STAFF:

Staff noted that there is one Public Hearing item scheduled for July 21, 2016; and that the August 18, 2016, meeting will be cancelled.

Staff provided a PowerPoint presentation on the Brown Act and Conflict of Interest Laws. Commissioners and staff discussed and received input on the subject.

ADJOURNMENT: At 9:00 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, July 21, 2016, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Teresa Pomeroy, CMC
Deputy City Clerk