

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

Regular Meeting Minutes
Thursday, July 16, 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: Mai, O'Neill

PLEDGE OF ALLEGIANCE: Led by Margolin.

ORAL COMMUNICATIONS – PUBLIC: None.

JUNE 18, 2015 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Zamora

Ayes: (5) Kanzler, Margolin, Pak, Paredes, Zamora

Noes: (0) None

Absent: (2) Mai, O'Neill

CONTINUED PUBLIC HEARING – VARIANCE NO. V-011-2015. FOR PROPERTY LOCATED AT 11100 AND 11102 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF EUCLID STREET.

Applicant: David Webber

Date: July 16, 2015

Request: Variance approval to deviate from the required number of parking spaces, Municipal Code Section 9.18.140.030 (Parking Spaces Required), to allow the operation of a new 14,300 square foot restaurant/eating establishment, East Seafood Buffet, at 11102 Garden Grove Boulevard. The site is in the CC-3 (Civic Center Core) zone.

Action: Continued Public Hearing held. One letter of opposition

submitted by Costco Wholesale and a second letter of opposition submitted by Josh McIntosh were entered into the record. Speaker(s): David Webber (Applicant), Xiu Fang Chen (Proposed Restaurant Owner), Gil Cozine (Costco Wholesale), Graham Allchorn (Red Mountain Retail Group on behalf of property owner), Tiffany Giordano (RK Engineering Group, Inc.). Commissioner Zamora advised the Commission that she had been contacted by three (3) members of the public, the owner of the Del Taco restaurant adjacent to the subject Site, Josh McIntosh, and another resident, each of whom expressed concerns regarding the proposed Variance. The Public Hearing was closed.

Action: A motion by Commissioner Pak to adopt a Resolution to approve the requested Variance was withdrawn by Commissioner Pak prior to being seconded.

Action: A motion to direct staff to prepare, for consideration by the Planning Commission at the next regular Planning Commission meeting, a Resolution of Denial of the requested Variance based on the inability of the Commission to make the following required Finding required for approval of the Variance for the reasons stated by Costco Wholesale and articulated by the Planning Commissioners at the meeting:

Required Finding: The granting of the requested Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

Motion: Margolin Second: Zamora

Ayes: (3) Margolin, Paredes, Zamora

Noes: (2) Kanzler, Pak

Absent: (2) Mai, O'Neill

MATTERS FROM COMMISSIONERS: Commissioner Zamora commented that a Vietnamese coffee house on Lincoln Way was always packed with customers even though the business was dirty with tables on the sidewalk. She spoke to the owner regarding clean up and the tables, however, a week later there had been no change. She also mentioned the parking lot was dangerous, especially with the wrought iron fence on the corner, which splits and obstructs the shared driveway on Euclid Street. Staff replied that the Dalat property owner installed the fence to delineate his property from the corner property and that the owners do not have a congenial relationship.

Commissioner Zamora then mentioned that drivers going northbound on Taft Street into the Costco parking lot were backed up and asked if there was a solution to the congestion and also wondered if southbound drivers were making illegal left turns over the double yellow lines. Staff responded that there was no room to widen the intersection nor to fit a turn pocket and that it was not illegal to turn left over the double yellow lines. Zamora also asked for a solution, perhaps an eye-level sign, to prohibit drivers from making illegal left turns from Taft Street onto Garden Grove Boulevard. Staff replied that the vicinity already had too many signals and that the Police Department and Traffic Engineering Division would revisit and study the area.

Commissioner Kanzler asked staff to provide information on Assembly Bill 551 (AB551), the Urban Agriculture Incentive Zone.

MATTERS FROM STAFF: Staff stated that the requested Resolution of Denial would be brought back to the Thursday, August 6, 2015 Planning Commission meeting and that the Thursday, August 20, 2015 Study Session at 6:00 p.m. would include the General Plan, Zoning, Mixed Use, and AB551.

ADJOURNMENT: At 8:55 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, August 6, 2015, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion:	Margolin	Second:	Zamora
Ayes:	(5)	Kanzler, Margolin, Pak, Paredes, Zamora	
Noes:	(0)	None	
Absent:	(2)	Mai, O'Neill	

Judith Moore, Recording Secretary