

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

Meeting Minutes  
Thursday, February 2, 2017

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

Vice Chair Kanzler  
Commissioner Barker  
Commissioner Nuygen  
Commissioner Paredes  
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Paredes.

ORAL COMMUNICATIONS – PUBLIC – None.

January 12, 2017 MINUTES:

Action: Received and filed.

Motion: Zamora Second: Barker

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

CONTINUED PUBLIC HEARING FROM 1/12/17 DUE TO LACK OF QUORUM – SITE PLAN NO. SP-032-2016. FOR PROPERTY LOCATED AT 10691 WESTMINSTER AVENUE, NORTH SIDE OF WESTMINSTER AVENUE, WEST OF TAFT STREET.

Applicant: TD/PH & D COMPANY, INC.

Date: February 2, 2017

Request: Site Plan Approval to construct a new approximately 3,000 square foot one-story building, for the operation of a retail meat market, on a vacant 13,259 square foot lot, located at 10691 Westminster Avenue (APN: 099-504-44), along with associated improvements, which include a parking lot and landscaping. 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. Speaker(s): Dien Tran

Action: Resolution No. 5874-17 was approved.

Motion: Zamora Second: Barker

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-091-2017. FOR PROPERTY LOCATED AT 7274 LAMPSON AVENUE, SOUTHWEST CORNER OF LAMPSON AVENUE AND MONARCH STREET.

Applicant: VERIZON WIRELESS

Date: February 2, 2017

Request: Conditional Use Permit approval to allow for the construction and operation of a 60-foot tall stealth wireless telecommunication facility disguised as a eucalyptus (mono-eucalyptus), along with related ground-mounted equipment. The site is in the MP (Industrial Park) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Miguel Samayoa

Action: Resolution No. 5875-17 was approved.

Motion: Paredes Second: Zamora

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-033-2017. FOR PROPERTY LOCATED AT 13200-13220 HARBOR BOULEVARD, EAST SIDE OF HARBOR BOULEVARD, SOUTH OF GARDEN GROVE BOUELVARD.

Applicant: DOUG BERGMAN

Date: February 2, 2017

Request: Site Plan approval to construct 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-TZS (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): Julio Gener, Doug Bergman, James Marshall

Action: Resolution No. 5876-17 was approved.

Motion: Barker Second: Paredes

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-034-2017, TENTATIVE TRACT MAP NO. TT-18708-2017, DEVELOPMENT AGREEMENT NO. DA-005-2017. FOR PROPERTY LOCATED AT 11222 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF EUCLID STREET.

Applicant: WILL INGRAM (FAR WEST INDUSTRIES)

Date: February 2, 2017

Request: Site Plan approval to construct 16 units consisting of two (2) work-live units and 14 residential units, on a vacant 25,000 square foot lot, in conjunction with a request for Tentative Tract Map approval to create the units as condominiums. A Development Agreement is also proposed. The site is in the CC-3 (Civic Center – 3) zone. This project is exempt pursuant to CEQA Section 15332 – In-Fill Development Projects.

Action: Motion to continue the case to the February 16, 2017 meeting in order to include a Conditional Use Permit and work out design issues. Public Hearing was opened. Speaker(s): None.

Action: Motion to continue the case with the public hearing to remain open until the next meeting was approved.

Motion: Zamora Second: Barker

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Paredes asked for the status of the removal of existing billboards in regard to previous case Site Plan No. SP-027-2016. Staff relayed that the electronic billboard on Newhope Street and Trask Avenue, adjacent to the 22 Freeway, could not be turned on until the three specific existing billboard structures were pulled down.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the February 16, 2017 Planning Commission meeting.

ADJOURNMENT: At 7:46 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, February 16, 2017, at 7:00 p.m. in the B Room of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Zamora Second: Paredes

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

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Judith Moore  
Recording Secretary