

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

Regular Meeting Minutes
Thursday, July 17, 2014

CALL TO ORDER: 7:07 p.m.

ROLL CALL:

Chair Lazenby
Vice Chair Margolin
Commissioner Alejandro
Commissioner Brietigam
Commissioner Nguyen
Commissioner Silva
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Alejandro

ORAL COMMUNICATIONS – PUBLIC: Mr. Craig Durfey commented on the Cal Green Code, bike racks, and encouraged the City to be proactive with regard to alternative transportation.

JUNE 19, 2014 MINUTES:

Action: Received and filed.
Motion: Margolin Second: Zamora
Ayes: (7) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Silva, Zamora
Noes: (0) None
Abstain: (0) None
Absent: (0) None

Public Hearing Items D.1. and D.2. were taken out of order and heard prior to Continued Public Hearing Items C.1., C.2., and C.3.

PUBLIC HEARING – SITE PLAN NO. SP-008-2014, VARIANCE NO. V-006-2014. For property located at 12592 Lorna Street, south of Lampson Avenue, west of Lorna Street.

Applicant: Dylan Dang
Date: July 17, 2014

Request: Site Plan approval to construct seven (7), two-story apartment units

on a 19,500 square foot lot. Also, a Variance request to deviate from the required 10'-0" separation between the driveway and the unit, and the required 15'-0" separation between the open guest parking space and the unit. The site is in the R-3 (Multiple-Family Residential) zone. The project is exempt pursuant to CEQA Section 15332 – In-fill Development Projects.

Action: Public Hearing held. Speakers: Dylan Dang, Joe Dovich, Maureen Blackmun.

Action: Resolution No. 5819-14 adopted.

Motion: Brietigam Second: Silva

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Silva

Noes: (1) Zamora

Abstain: (0) None

Absent: (0) None

PUBLIC HEARING – AMENDMENT NO. A-010-2014. City of Garden Grove, Citywide.

Applicant: City of Garden Grove

Date: July 17, 2014

Request: To amend Title 9 of the City of Garden Grove Municipal Code to allow the option to delete the requirement for a residential manager's dwelling unit for mini-warehouse and storage facilities. This project is exempt pursuant to CEQA Section – 15061(b)(3).

Action: Public Hearing held. Speakers: None.

Action: Motion to bring back a Resolution of Denial.

Motion: Brietigam Second: Zamora

Ayes: (4) Brietigam, Lazenby, Margolin, Zamora

Noes: (3) Alejandro, Nguyen, Silva

Abstain: (0) None

Absent: (0) None

At 8:05 p.m., Commissioner Silva recused himself from matters C.1., C.2., and C.3. and left the room for the duration of the meeting due to having a conflict of interest on each matter.

The Chair called for a break. The meeting reconvened at 8:15 p.m.

CONTINUED PUBLIC HEARING – AMENDMENT NO. A-008-2014, CONDITIONAL USE PERMIT NO. CUP-012-2014. For property located at 12951 Main Street, on the west side of Main Street, third lot north of Garden Grove Boulevard.

Applicant: Kurtis Gibson

Date: July 17, 2014

Request: To amend the CC-2 (Civic Center – Main Street) zone to allow an art gallery/retail business to include a Tattoo Art Studio as a portion of the business, subject to a Conditional Use Permit (CUP). The art gallery/retail business shall inhabit the storefront and front portion of the tenant space. The Tattoo Art Studio shall be limited to one-third of the gross floor area. The site is in the CC-2 (Civic Center – Main Street) zone. The project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures (from one use to another)

Action: Public Hearing held. Speakers: Stewart Bagg, Peter Katz, John Wildsmith, Keith Riley, Adrienne Holm, Mira Zimet, Kurtis Gibson. Submissions include an email letter of concern by Joanne Ladewig and a handwritten letter of support. One yellow sheet to revise Condition No. 12.

Action: Resolution Nos. 5821-14 (A) and 5824-14 (CUP) adopted.

Motion: Brietigam Second: Margolin

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Zamora

Noes: (0) None

Abstain: (0) None

Absent: (1) Silva

CONTINUED PUBLIC HEARING – AMENDMENT NO. A-009-2014, City of Garden Grove, Citywide.

Applicant: The City of Garden Grove

Date: July 17, 2014

Request: To amend Title 9 of the City of Garden Grove Municipal Code, Section 9.16.020.030 to permit "Parking Facilities" (for fee) in the M-P (Industrial Park) zone. The project is exempt pursuant to CEQA Section 15061(b)(3) as there is certainty there is no possibility the project may have a significant effect on the environment.

Action: Public Hearing held. Speakers: Terry Teeple, Marty Walker, Craig Durfey, Maureen Blackmun.

Action: Resolution No. 5826-14 adopted.

Motion: Zamora Second: Margolin

Ayes: (4) Alejandro, Margolin, Nguyen, Zamora
Noes: (1) Brietigam
Abstain: (1) Lazenby
Absent: (1) Silva

CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-339-11 REV. 2014. For property located at 12552 Western Avenue at the southwest corner of the intersection of Western Avenue and Lampson Avenue.

Applicant: The Map Sports Facility

Date: July 17, 2014

Request: To modify the approved plans and Conditions of Approval for an existing indoor sports facility, Map Sports Facility, approved under Conditional Use Permit No. CUP-339-11, to update the business operational conditions relating to, but not limited to, parking space requirements, building code compliance, and maximum building occupancy. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speakers: Terry Teeple, Marty Walker, Craig Durfey, Maureen Blackmun.

Action: Resolution No. 5812-14 adopted with an amendment to add a 16-slot bicycle rack.

Motion: Zamora Second: Margolin

Ayes: (4) Alejandro, Margolin, Nguyen, Zamora
Noes: (1) Brietigam
Abstain: (1) Lazenby
Absent: (1) Silva

MATTERS FROM COMMISSIONERS: Vice Chair Margolin asked for an update on the two boarded-up homes on the northwest corner of Newhope Street and Westminster Avenue, which had overgrown landscaping and rats. Staff responded that Building Abatement staff was addressing the matter.

Commissioner Zamora commented on several issues including traffic signals with long cycles at Garden Grove Boulevard and Casa Linda Lane; a signal that could not be seen; traffic congestion around the Costco shopping center on Taft Street; and overgrown landscaping on a sidewalk at the corner of Taft Street and Century Boulevard. Staff recommended she call Code Enforcement.

Commissioner Brietigam mentioned that a successful 13th Annual Push Cart Derby was held last week on Springdale Boulevard and thanked all who were involved, especially the Police, Fire, and Public Works Departments.

MATTERS FROM STAFF: Staff stated that the Thursday, August 7, 2014 Planning Commission meeting would be cancelled and gave a brief description of future agenda items for the August 21st meeting.

ADJOURNMENT: At 10:00 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, August 7, 2014, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Alejandro

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Zamora

Noes: (0) None

Abstain: (0) None

Absent: (1) Silva

Judith Moore, Recording Secretary