

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

Meeting Minutes
Thursday, September 7, 2017

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Kanzler
Vice Chair Brietigam
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar
Commissioner Truong

Absent: Lehman

PLEDGE OF ALLEGIANCE: Led by Commissioner Truong.

ORAL COMMUNICATIONS – PUBLIC – None.

August 3, 2017 MINUTES:

Action: Received and filed.

Motion: Brietigam Second: Lazenby

Ayes: (6) Brietigam, Kanzler, Lazenby, Nguyen, Salazar,
Truong

Noes: (0) None

Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-039-2017 AND TENTATIVE PARCEL MAP NO. PM-2003-2017. FOR PROPERTY LOCATED AT 12412 MAGNOLIA STREET, EAST SIDE OF MAGNOLIA STREET, NORTH OF LAMPSON AVENUE.

Applicant: ANNA HA

Date: September 7, 2017

Request: Site Plan and Tentative Parcel Map approval to subdivide a 24,787 square foot lot, currently developed with a single-family home, into two (2) parcels, 14,070 square feet and 10,717 square feet, to allow the construction of a new single-family home and accessory dwelling unit on the 10,717 square foot lot, with the existing house to remain on the

14,070 square foot lot. The site is in the R-1 (Single-Family Residential) zone. The project is exempt pursuant to CEQA Section Nos. 15303 – New Construction or Conversion of Small Structures and 15315 – Minor Land Divisions.

Action: Public Hearing held. Speaker(s): Ben Phan, Anna Ha

Action: Resolution No. 5892-17 was approved.

Motion: Lazenby Second: Salazar

Ayes: (6) Brietigam, Kanzler, Lazenby, Nguyen, Salazar
Truong

Noes: (0) None

Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-040-2017. FOR PROPERTY LOCATED AT 9972 WESTMINSTER AVENUE, SOUTHWEST CORNER OF WESTMINSTER AVENUE AND BROOKHURST STREET.

Applicant: VINNIE TRAN
Date: September 7, 2017

Request: Site Plan approval to construct a new 8,235 square foot two-story, medical office building on a vacant 20,778 square foot lot, along with associated improvements, which include a parking lot and landscaping. The site is in the C-1 (Neighborhood Commercial) zone. The project is exempt pursuant to CEQA Section No. 15303(c) – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Vinnie Tran, Dean Ngo

Action: Resolution No. 5893-17 was approved.

Motion: Brietigam Second: Truong

Ayes: (6) Brietigam, Kanzler, Lazenby, Nguyen, Salazar
Truong

Noes: (0) None

Absent: (1) Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-107-2017. FOR PROPERTY LOCATED AT 11277 GARDEN GROVE BOULEVARD, NORTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF EUCLID STREET.

Applicant: CALIFORNIA GRADUATE SCHOOL OF THEOLOGY
Date: September 7, 2017

Request: Conditional Use Permit approval to operate an existing approximately 9,943 square foot tenant space for an adult educational institution for 58 students and 17 employees/instructors. The site is in the CC-3 (Civic Center Core) zone. The project is exempt pursuant to CEQA Section No. 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Doctor Kang Won Le

Action: Resolution No. 5894-17 was approved.

Motion: Lazenby Second: Salazar

Ayes: (6) Brietigam, Kanzler, Lazenby, Nguyen, Salazar
Truong

Noes: (0) None

Absent: (1) Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-108-2017. FOR PROPERTY LOCATED AT 11277 GARDEN GROVE BOULEVARD, NORTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF EUCLID STREET.

Applicant: CHANH NGUYEN
Date: September 7, 2017

Request: Conditional Use Permit approval to operate an existing approximately 2,293 square foot tenant space for an adult education institution for 21 students and 12 employees/instructors. The site is in the CC-3 (Civic Center Core) zone. The project is exempt pursuant to CEQA Section No. 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Thomas LaPorte.

Action: Resolution No. 5895-17 was approved.

Motion: Lazenby Second: Truong

Ayes: (6) Brietigam, Kanzler, Lazenby, Nguyen, Salazar
Truong

Noes: (0) None

Absent: (1) Lehman

MATTERS FROM COMMISSIONERS: Vice Chair Brietigam challenged the Garden Grove City Council to increase the number of officers to 200 by the year 2020. He then relayed his experience to try to obtain a City permit for a new water heater, noting that the inspection included an unexpected request that required smoke

alarms be installed in each of the bedrooms and hallway. He pointed out that the smoke detector locations were specific, especially as they related to ceiling fans. Staff then explained that the smoke alarm inspection was likely a state requirement.

Commissioner Lazenby wondered if any of the City's excess vehicle funds could be directed to help increase the number of police officers. Staff responded that the upcoming City Council agenda included proposals for the use of those funds to provide additional vehicles for different departments.

Chair Kanzler inquired on the status of City bicycle police. Staff responded that they were useful for the resort area and festivals.

MATTERS FROM STAFF: Staff gave a brief description of the items for the next regular Planning Commission meeting, adding that the October 5th meeting would be cancelled. Staff then gave an update on the City's Active Transportation events and handed out a flyer on the Safe Routes to School event to be held at the Courtyard Center on September 20th. Other events included the City's kick-off meeting on September 14th, a City Council presentation on the Hazard Avenue project on September 26th, and on October 21st, the Go Human Open Streets event to promote the County Plan for bike lanes on Hazard Avenue.

Chair Kanzler then asked if the Safe Routes to School flyer could be made in Spanish and Vietnamese. Staff would inquire, then stated that the Bike Master Plan environmental consultant would be on board the following week.

ADJOURNMENT: At 8:12 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, September 21, 2017, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion:	Brietigam	Second:	Truong
Ayes:	(6)	Brietigam, Kanzler, Lazenby, Nguyen, Salazar, Truong	
Noes:	(0)	None	
Absent:	(1)	Lehman	

Judith Moore
Recording Secretary