

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

Meeting Minutes
Thursday, February 16, 2017

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Vice Chair Kanzler
Commissioner Barker
Commissioner Nuygen
Commissioner Paredes
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Barker

ORAL COMMUNICATIONS – PUBLIC – None.

December 1, 2016 and February 2, 2017 MINUTES:

Action: Received and filed.

Motion: Zamora Second: Barker

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

Noes: (0) None

CONTINUED PUBLIC HEARING – SITE PLAN NO. SP-034-2017, CONDITIONAL USE PERMIT NO. CUP-097-2017, TENTATIVE TRACT MAP NO. TT-17928-2017, 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 16, 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 Conditional Use Permit to use the tandem format for the work-live parking spaces. Also, 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 Core – 3) zone. This project is exempt pursuant to CEQA Section 15332 – In-

Fill Development Projects.

Action: Public Hearing held. Speaker(s): Scott Lissoy, Jorge Alvarez, Diane Streich.

Action: Resolution Nos. 5880-17 and 5881-17 were approved.

Motion: Zamora Second: Nuygen

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

Noes: (0) None

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, CONDITIONAL USE PERMIT NO. CUP-095-2017. FOR PROPERTY LOCATED AT 12252 WEST STREET, RIGHT SIDE OF WEST STREET, SOUTH OF CHAPMAN AVENUE, NORTH OF LAMPSON AVENUE.

Applicant: TOM SCHULTZ (CITY OF GARDEN GROVE FIRE DEPARTMENT)

Date: February 16, 2017

Request: Conditional Use Permit approval to construct and operate an approximately 8,308 square foot fire station and replace a 1,000 square foot community building with a 2,000 square foot community building, in conjunction with associated site improvements at West Haven Park. The site is in the O-S (Open Space) zone. Staff is requesting that the Planning Commission adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project and approve use of the property for the fire station.

Action: Public Hearing held. Handout included Comments and Response to Comments for the Initial Study and Mitigated Negative Declaration. Speaker(s): John Montanhez, Tom Schultz, Mark Blodgett, Diane Streich.

Action: Resolution No. 5879-17 was approved.

Motion: Barker Second: Zamora

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

Noes: (0) None

MATTERS FROM COMMISSIONERS: The Commission thanked staff for their hard work and efforts in contributing to the City and community.

MATTERS FROM STAFF: Staff thanked the Planning Commission for the dedication and service.

ADJOURNMENT: At 8:30 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, March 2, 2017, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Paredes Second: Barker

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

Noes: (0) None

Judith Moore
Recording Secretary