

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

Meeting Minutes
Thursday, November 3, 2016

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Barker
Commissioner Margolin
Commissioner Nuygen
Commissioner Paredes
Commissioner Zamora

Absent: Margolin, Nuygen, Paredes

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

ORAL COMMUNICATIONS – PUBLIC – None.

September 15, 2016 MINUTES:

Action: Received and filed.

Motion: Barker Second: Zamora

Ayes: (4) Barker, Kanzler, O'Neill, Zamora

Noes: (0) None

Absent: (3) Margolin, Nuygen, Paredes

PUBLIC HEARING – TENTATIVE PARCEL MAP NO. PM-2016-164. FOR PROPERTY LOCATED AT 7180 LAMPSON AVENUE AND 12570 INDUSTRY STREET, NORTHEAST CORNER OF LAMPSON AVENUE AND INDUSTRY STREET.

Applicant: Russell Fenton
Date: November 3, 2016

Request: Tentative Parcel Map approval to subdivide an approximately 3.3-acre property into two separate parcels of approximately 1.8-acres (7180 Lampson Avenue) and 1.5-acres (12570 Industry Street). The property is improved with two freestanding industrial buildings, with each to be on its own separate parcel. The site is in the M-P (Industrial Park) zone. The project is exempt pursuant to CEQA Section 15315 – Minor Land

Divisions.

Action: Public Hearing held. Speaker(s): Russell Fenton

Action: Resolution No. 5868-16 was approved.

Motion: Barker Second: Zamora

Ayes: (4) Barker, Kanzler, O'Neill, Zamora

Noes: (0) None

Absent: (3) Margolin, Nuygen, Paredes

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-086-2016 AND SITE PLAN NO. SP-029-2016. FOR PROPERTY LOCATED AT 10150 TRASK AVENUE.

Applicant: Simpson Holdings Garden Grove, LLC – David Simpson

Date: November 3, 2016

Request: Conditional Use Permit and Site Plan approval to construct a 51'-0" high auto dealership electronic freeway-oriented sign, along with a Site Plan review request to deviate from the required sign design standard requirements, pursuant to PUD-110-96 (Rev. 12), for an existing automobile dealership (Simpson Chevrolet). The site is in the PUD-110-96 (Rev. 12) (Planned Unit Development) zone. This project is exempt pursuant to CEQA Section 15311 – Accessory Structures.

Action: Public Hearing held. Speaker(s): David Simpson

Action: Resolution No. 5869-16 was approved.

Motion: Zamora Second: Kanzler

Ayes: (3) Kanzler, O'Neill, Zamora

Noes: (1) Barker

Absent: (3) Margolin, Nuygen, Paredes

PUBLIC HEARING – RECOMMENDATION OF AMENDMENT NO. A-016-2016. CITY OF GARDEN GROVE, CITYWIDE.

Applicant: City of Garden Grove

Date: November 3, 2016

Request: The Commission will consider for recommendation to the City Council of an Ordinance amending the Zoning and Subdivision Code enacting regulations for the payment of drainage facilities fees and citywide park fees for new development projects. The park fees are only applicable to new residential projects. The Ordinance further codifies more specific requirements for the dedication of parkland and/or the payment of an

in-lieu fee applicable to new residential subdivisions and adds a provision to the traffic impact mitigation fee regulations allowing the fee to be adjusted pursuant to development impact fee studies. The ordinance does not set the amount of each fee. The regulations being codified by the Ordinance require that the City Council set the amount of the fees by resolution.

Action: Public Hearing held. Speaker(s): None.

Action: Resolution No. 5870-16 was approved.

Motion: Zamora Second: Barker

Ayes: (4) Barker, Kanzler, O'Neill, Zamora

Noes: (0) None

Absent: (3) Margolin, Nuygen, Paredes

PUBLIC HEARING – STREET NAME CHANGE NO. SNC-001-2016. 9762 to 9972 CATHERINE AVENUE. PROPERTIES AFFECTED ON CATHERINE AVENUE (APN) ARE: 9762 (133-121-08), 9772(133-121-09), 9792 (133-121-10), 9821 (133-122-07), 9822 (133-122-27), 9832 (133-122-26), 9842 (133-122-25), 9852 (133-122-24), 9862 (133-122-23), 9872 (133-122-22), 9891 (133-122-08), 9892 (133-122-21), 9901 (133-122-09), 9902 (133-122-20), 9911 (133-122-10), 9912 (133-122-19), 9931 (133-122-11), 9932 (133-122-18), 9941 (133-122-12), 9942 (133-122-17), 9951 (133-122-13), 9952 (133-122-16), 9971 (133-122-14), AND 9972 (133-122-15)

Applicant: City of Garden Grove

Date: November 3, 2016

Request: To change the street name on Catherine Avenue to Dalton's Way from 9762 Catherine Avenue to 9972 Catherine Avenue. The City of Garden Grove has determined that an environmental review is not applicable to the subject name change.

Action: Public Hearing held. Speaker(s): Robert Dalton, Laura Baldwin, Ann Phan, Kim Pham

Action: Resolution No. 5871-16 was approved. One letter of support was submitted by Clay Bock. Two letters of concern regarding impacts to the neighborhood were submitted by Scott Scherer, and the Daniel and Marlene McMillan and Family. In lieu of the name change to Dalton's Way, an amendment to the request revised the street name to William Dalton Way.

Motion: Kanzler Second: Barker

Ayes: (4) Barker, Kanzler, O'Neill, Zamora
Noes: (0) None
Absent: (3) Margolin, Nuygen, Paredes

MATTERS FROM COMMISSIONERS: Commissioner Barker asked if the City had residential design guidelines as the City was built-out and guidelines could help to enhance and increase property values. Staff responded that the General Plan had some guidelines; that processing new guidelines would have a budget cost; and that the recommendation should be to City Council.

Vice Chair Kanzler asked if there was an ordinance to stop 'mansionization.' Staff responded that the City was not supportive of a prior request and that residents do not need to go through the Planning Commission process for 'mansionization' if they meet code.

Chair O'Neill mentioned that second units were not a problem if they meet code, however, the locations of the units could change the look and dynamic of a neighborhood, not necessarily for the better. Staff mentioned that Senate Bill 1069 limited the City's authority on accessory dwelling units, though the City had some discretion.

Chair O'Neill also noted that parking in apartment complexes was out of control, such as corner parking and accidents, that crime was increasing, property values were lower, and the Police Department was overwhelmed.

Vice Chair Kanzler noted that bicycle lanes on Garden Grove Boulevard would help.

Commissioner Zamora mentioned the need for more reliable public transportation and asked how the City was addressing high density living with the population growth. Staff responded that mixed-use zoning increased the density in commercial areas of the City; that SCAG (Southern California Association of Governments) gives numbers for the City to meet the Housing Element; and that Density Bonus Laws were used for the Brandywine projects on Flower Street and Dale Street.

Commissioner Zamora then asked for the number of hotels in the City with the most calls for police service. Staff was aware of three.

Chair O'Neill wished everyone a happy and safe Thanksgiving holiday.

MATTERS FROM STAFF: Staff stated that the November 17th meeting would be cancelled and gave a brief description of the December 1st meeting items. Staff also asked Commissioners to save the date for the Planning Commission Holiday Dinner on December 15th and reminded Commissioners that they were to remain seated on the Commission until noted otherwise. Staff also wished everyone a Happy Thanksgiving.

ADJOURNMENT: At 8:32 p.m., the meeting was adjourned to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, November 17, 2016, at 7:00 p.m. in the B Room of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary