

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

Regular Meeting Minutes
Thursday, March 6, 2014

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: None.

PLEDGE OF ALLEGIANCE: Nguyen

ORAL COMMUNICATIONS – PUBLIC: Mr. Craig Durfey addressed Walmart’s alcohol license; semi trucks on Gilbert Street; Gilbert Street safety requirements; density impact; OCTA bike paths; 24 Hr. Fitness traffic; City’s lack of active transportation system.

FEBRUARY 6, 2014 MINUTES:

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

PUBLIC HEARING – REVOCATION OF CONDITIONAL USE PERMIT NO. CUP-253-08.
For property located at 14241 Euclid Street, Suite C-101, north of Business Center
Parkway, south of Forbes Avenue on the west side of Euclid Street.

Applicant: City of Garden Grove

Date: March 6, 2014

Request: To revoke Conditional Use Permit No. CUP-253-08, for the business located at 14241 Euclid Street, Suite C-101, known as the CAN Restaurant & Club, due to closure of the business. It has been determined that the business closed due to legal court action by eviction notice in May of 2013. The City’s intent is to officially remove

this CUP and any prior CUP, which in turn, will require any new establishment seeking any type of alcohol license, entertainment, or similar, to file a new CUP subject to Conditions of Approval. The project is exempt pursuant to Article 19 - Section 15321 - Enforcement Actions by Regulatory Agencies.

Action: Public Hearing held. Speakers: Teresa Pinon, Elizabeth Pinon, Blandina Bryant, Russ McDonald.

Action: Resolution No. 5808-14 adopted.

Motion: Brietigam Second: Zamora

Ayes: (7) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Silva, Zamora

Noes: (0) None

The Chair called for a recess at 8:00 p.m. The meeting resumed at 8:08 p.m.

PUBLIC HEARING - TENTATIVE TRACT MAP NO. TT-17702-2014, (REF.: PLANNED UNIT DEVELOPMENT NO. PUD-123-09). For property located at triangular site bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way at 12791-12861 Brookhurst Street (west side), 10071-10151 Garden Grove Boulevard (north side), and 12882 Brookhurst Way.

Applicant: Newage Brookhurst, LLC

Date: March 6, 2014

Request: To subdivide 13.94 acres of land into eight (8) numbered lots and fifteen (15) lettered lots to create a subdivision of land for condominium purposes in order to implement the land and building improvements approved under Planned Unit Development No. PUD-123-09. The proposed Tentative Tract Map shows an overall development plan of 674 dwelling units; 65,000 square feet of Commercial space; 271,979 square feet of open space; and 1,832 parking spaces. The request is proposed in two phases with the Phase 1 development to be Lots 1 and 2, and Lots B, C, D, and E, and the entire remaining area to be Phase 2. The City recognizes a previously adopted mitigated negative declaration under PUD-123-09.

Action: Public Hearing held. Speakers: Phil Wolfgramm, the owner's representative; John Hicks, the project manager; Maureen Blackmun; Russ McDonald; Virginia Fuller; John O'Neall; Craig Durfey; Josh McIntosh; Rocky Shen, the architect.

Action: Resolution No. 5809-14 adopted.

Motion: Alejandro Second: Margolin

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Silva
Noes: (0) None
Abstain: (1) Zamora

MATTERS FROM COMMISSIONERS: Topics included a request for Planning Commission field trips to view various types of developments; a request for an Alcoholic Beverage Control (ABC) and Conditional Use Permit (CUP) study session; a request to make the City's website more user friendly; Commissioner Nguyen would be absent the second meeting in April; Site C update; area construction on Chapman Avenue and Lampson Avenue causing traffic congestion; blocked site line at crosswalk at Ward and Bowen streets near school; traffic issues at 'do not block' area of Euclid Street and Hazard Avenue caused by back-up across driveway; the increase of clothing donation bins in parking lots.

MATTERS FROM STAFF: Topics included a brief description of agenda items for the March 20th Planning Commission meeting; the May 1st meeting would include a Traffic Study Session; Planners are researching the issue of clothing donation bins.

ADJOURNMENT: At 10:15 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, March 20, 2014, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Alejandro
Ayes: (7) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Silva, Zamora
Noes: (0) None

Judith Moore, Recording Secretary