

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

Regular Meeting Minutes
Thursday, May 21, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Mai
Commissioner Margolin
Commissioner Pak
Commissioner Paredes
Commissioner Zamora

Absent: Kanzler, Mai

PLEDGE OF ALLEGIANCE: Led by Commissioner O'Neill.

ORAL COMMUNICATIONS – PUBLIC: None.

MAY 7, 2015 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Pak

Ayes: (5) Margolin, O'Neill, Pak, Paredes, Zamora

Noes: (0) None

Absent: (2) Kanzler, Mai

PUBLIC HEARING – SITE PLAN NO. SP-020-2015. FOR PROPERTY LOCATED AT 12051 VALLEY VIEW STREET, WEST SIDE OF VALLEY VIEW STREET, SOUTH OF CHAPMAN AVENUE.

Applicant: Ware Malcomb

Date: May 21, 2015

Request: Site Plan approval to reconstruct an existing McDonald's drive-thru restaurant with a new 3,861 square foot building. The site is in the Planned Unit Development No. PUD-104-73 zone. This project is exempt pursuant to CEQA Section 15302 – Replacement and Reconstruction and Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Patti Widdicombe, Marco Hanawi, John Erskine.

Action: Resolution No. 5845-15 approved.

Motion: Margolin Second: Pak

Ayes: (5) Margolin, O'Neill, Pak, Paredes, Zamora

Noes: (0) None

Absent: (2) Kanzler, Mai

PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-035-2015 AND CONDITIONAL USE PERMIT NO. CUP-151-05 REVOCATION. FOR PROPERTY LOCATED AT 8100 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF BEACH BOULEVARD.

Applicant: David S. Kim

Date: May 21, 2015

Request: Conditional Use Permit approval to allow the operation of a new trade school, California Premier Culinary School, in conjunction with an existing religious trade school, Gospel Global University, in an existing 6,888 square foot 1-story building. Also, a request to revoke Conditional Use Permit No. CUP-151-05, which previously allowed the operation of the adult day care facility in the adjacent building to the west. The site is in the GGMU1 (Garden Grove Mixed Use 1) zone. This project is exempt pursuant to CEQA Section 15301 - Existing Facilities.

Action: Public Hearing held. Speaker(s): Myung Chung, David Shin.

Action: Resolution No. 5847-15 approved.

Motion: Paredes Second: Margolin

Ayes: (5) Margolin, O'Neill, Pak, Paredes, Zamora

Noes: (0) None

Absent: (2) Kanzler, Mai

MATTERS FROM COMMISSIONERS: Commissioner Margolin thanked Code Enforcement for the clean-up behind Lifetime Furniture, however, there were white clean-up bags against a wall at the auto lot next to Ashley Furniture.

Commissioner Zamora asked staff if further Commissioner training was scheduled. Staff responded that future Study Sessions would include Conditional Use Permits, Alcoholic Beverage Control (ABC) Licenses, the General Plan, Zoning and more. Commissioner Zamora also asked if Planning Commission had a discretionary budget for studies if requested. Staff replied that any study would need City Council

authorization; that the Planning Commission had a tight budget intended for seminars; that the General Plan had noise, parking, traffic and circulation elements and guidelines; and that projects had different parking ratios depending on the use, which may warrant parking analysis.

Commissioner Zamora then asked if the budget would cover an expert to speak on a subject. Staff responded that the request would be a collective decision by the Planning Commission for a special study session; that on occasion, staff brought in a City Traffic Engineer; that the budget for seminars was different than for study sessions in that seminars charge registration fees for forum-type education; and that work compensation, transportation, overnight lodging, and meals were not covered.

Commissioner Pak asked for a Galleria update. Staff replied that a recent meeting was held with Cathay Bank, the loan note holder, Hoag Foundation, the property owner, and the prospective developer, Brook Street; and that the May 26th City Council meeting would include a status report.

Commissioner Pak asked for an update on the project at the corner of Adele Street and Garden Grove Boulevard as the project looked stalled. Staff stated that the building permits were expired, the landscaping had not begun, and the applicant needed to come in.

Commissioner Pak encouraged everyone to attend and enjoy the Strawberry Festival.

Commissioner Paredes expressed his concern for increased vehicle break-ins and helicopter activity wondering if lighting or location was a factor. Staff provided that vehicle burglaries increased; that general crime had increased all around for various reasons, including Proposition 47; and that county helicopters were not necessarily flying around for major events, but were up for several reasons, including air time required, listening for frequencies to assist, and by request.

Chair O'Neill mentioned that a sign was demolished at the barbershop home at 11471 Brookhurst Street and that over the weekend a new wood post sign was erected. He asked staff to check if the new sign was permitted.

MATTERS FROM STAFF: Staff reminded Commissioners to update their 700 forms as property owners if anyone moves or buys or sells property. Staff then added that as a City, Garden Grove was in the top 150 (147th) of business friendly cities, with a population of 150,000 or greater in the country, based on criteria that included housing costs, cost of living, government fees and taxes, and educational level. Also, the report did not relate to an individual's experience acquiring business licenses or, for example, needing tenant improvement work.

ADJOURNMENT: At 8:10 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, June 4, 2015, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Margolin Second: Paredes

Ayes: (5) Margolin, O'Neill, Pak, Paredes, Zamora

Noes: (0) None

Absent: (2) Kanzler, Mai

Judith Moore, Recording Secretary