

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

Special Meeting Minutes
Thursday, August 3, 2017

CALL TO ORDER: 6:04 p.m.

ROLL CALL:

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

Absent: Brietigam, Kanzler

Vice Chair Brietigam joined the meeting at 6:27 p.m. and Chair Kanzler joined the meeting at 6:54 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Lehman.

ORAL COMMUNICATIONS – PUBLIC – None.

July 6, 2017 MINUTES:

Action: Received and filed.

Motion: Brietigam Second: Salazar

Ayes: (5) Brietigam, Kanzler, Lehman, Salazar, Truong

Noes: (0) None

Abstain (2) Lazenby, Nguyen

STUDY SESSION – COTTAGE INDUSTRIES UPDATE – Speakers Shaheen Sadeghi and Chris Bennett of LAB Holding provided a handout, and an update on plans and progress of Garden Grove’s Cottage Industries project located in the City’s downtown Civic Center area, east of City Hall. LAB Holding specializes in projects that promote localization and personalization by preserving local buildings for commercial use to create a unique community identity. After discussion of project details with Commissioners and City staff, LAB Holding informed the Commission that the restoration of several homes was currently underway, and further progress would be made on the project until a total of 12 homes were completely restored along with linked trail systems.

PUBLIC HEARING – SITE PLAN NO. SP-036-2017, VARIANCE NO. V-014-2017, TENTATIVE PARCEL MAP NO. PM-2002-2017. FOR PROPERTY LOCATED AT 12013 LORNA STREET, SOUTHWEST CORNER OF LORNA STREET AND CHAPMAN AVENUE.

Applicant: HUYEN NGUYEN & THUC LE
Date: August 3, 2017

Request: To reinstate Site Plan and Tentative Parcel Map approvals to subdivide an 18,125 square foot lot into two (2) parcels. Lot 1, which is developed with an existing single-family dwelling, will have a lot size of 8,700 square feet. Lot 2, which will be developed with a new single-family dwelling, will have a lot size of 7,839 square feet. Also, a request to reinstate Variance approval to allow Lot 2 to deviate from the minimum 65'-0" lot width requirement for a corner lot. This project was originally approved in 2007 under SP-424-07, PM-2007-143, and V-162-07, however, the entitlements were never exercised and have since expired. The applicant is requesting to reinstate the original approvals to complete the project. 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): Huyen Nguyen

Action: Resolution No. 5889-17 was approved.

Motion: Lehman Second: Lazenby

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-037-2017, VARIANCE NO. V-015-2017, CONDITIONAL USE PERMIT NO. CUP-106-2017. FOR PROPERTY LOCATED AT 7051 GARDEN GROVE BOULEVARD, NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF KNOTT STREET.

Applicant: ROSA ESTELLA BERMEO
Date: August 3, 2017

Request: Site Plan approval to construct a new service (gas) station, with a new drive-thru convenience store, on a vacant lot located at 7051 Garden Grove Boulevard, along with associated site and landscape improvements. Additionally, a request for Variance approval to deviate from the minimum rear setback requirement in order to construct a trash enclosure within the rear ten-foot setback along the northerly property line adjacent to the SR-22 Freeway. Finally, Conditional Use Permit approval to allow the new convenience store to operate with a

new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. The site is in the C-2 (Community Commercial) zone. The project is exempt pursuant to CEQA Section No. 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Mr. Ahmad Ghaderi

Action: Resolution No. 5890-17 was approved.

Motion: Brietigam Second: Lehman

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen,
Salazar, Truong

Noes: (0) None

PUBLIC HEARING – STREET NAME CHANGE NO. SNC-002-2017. FOR PROPERTY LOCATED AT BUSINESS CENTER PARKWAY BETWEEN CORPORATE DRIVE AND EUCLID STREET.

Applicant: CITY OF GARDEN GROVE

Date: August 3, 2017

Request: A request from Emperor Quang Trung Statue Committee to rename Business Center Parkway to Nguyen Hue 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): Phat Bui

Action: Resolution No. 5891-17 was approved with an amendment to change the street name to Emperor Quang Trung.

Motion: Brietigam Second: Lazenby

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen,
Salazar, Truong

Noes: (0) None

MATTERS FROM COMMISSIONERS: Vice Chair Brietigam asked that Public Works look into maintenance of the northbound Tiffany Avenue street name sign located on the northwest corner of Valley View Street and Tiffany Avenue, as it was old and illegible. Vice Chair Brietigam also commented that the City of Garden Grove was an agency that did more with less and urged the City Council to increase the Police force to 200 sworn officers before the year 2020.

Chair Kanzler mentioned the possibility of designating the shopping center located at the southwest corner of Brookhurst Street and Katella Avenue as an Arabic cultural

hub to extend the cultural diversity of the City of Garden Grove. Staff will research requirements of such a designation and report back to the Planning Commission with its findings.

MATTERS FROM STAFF: Staff informed the Commission that the August 17th meeting would be cancelled and noted that there would be two items for the September 7th meeting.

ADJOURNMENT: At 8:03 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, September 7, 2017, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Lazenby Second: Truong

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Lizabeth Vasquez
Recording Secretary