

GARDEN GROVE PLANNING COMMISSION  
Courtyard Center, 12732 Main Street, Garden Grove, CA 92840

Regular Meeting Minutes  
Thursday, December 3, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

ORAL COMMUNICATIONS – PUBLIC: Josh McIntosh expressed his concern in regard to the recent demolition of the historic Harper home located at 12381 Nelson Street, the former residence of the City's blacksmith. He acknowledged that property owners have rights; that homes 50 years or older require a CEQA report prior to being demolished; that the City has no Mills Act; that historic homes should be a part of an inventory that could be safeguarded; and that the items listed in the historical resource survey of 1986 are half gone.

November 5, 2015 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Zamora

Ayes: (6) Kanzler, Mai, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-053-2015, FRONT YARD DETERMINATION NO. FYD-002-2015. FOR PROPERTY LOCATED AT 11471 BROOKHURST STREET, NORTHWEST CORNER OF BROOKHURST STREET AND ORANGEWOOD AVENUE.

Applicant: Anh Tram Tran  
Date: December 3, 2015

Request: Conditional Use Permit approval to operate a new pre-school, Angels Day Care, at 11471 Brookhurst Street, which will offer licensed child care services to children ages 2 to 6, with the total licensed capacity to be limited to 35 children. Also, a Front Yard Determination to determine the Orangewood Street side of the corner lot as the front yard, and to designate Brookhurst Street as the street side yard. The site is in the C-1 (Neighborhood Commercial) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities and 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Anh Tram Tran, Bao Dinh, Nora Nies

Action: Resolution No. 5852-15 was approved with the following amendments.

The applicant shall install audible panic hardware on all emergency exits, including on the outside playground gates and on the building emergency doors.

The applicant shall increase the height of the wrought iron fence used to secure the outdoor play area, located along Brookhurst Street, and at the rear of the property, to a height of six (6) feet as measured from the finished grade.

The wrought iron fence used to secure the outdoor play area located along Brookhurst Street, shall include a screen to restrict visibility into the outdoor play area from the street. The proposed screening material shall be reviewed and approved by the Planning Division prior to installation. The proposed material shall be architecturally compatible with the fence as per Condition of Approval No. 27.

All children shall remain inside the building during trash pick-up.

Motion: Kanzler Second: Mai

Ayes: (5) Kanzler, Mai, Margolin, O’Neill, Paredes

Noes: (1) Zamora

Absent: (0) None

Vice Chair Kanzler recused himself from the following discussion due to financial interests.

PUBLIC HEARING – AMENDMENT NO. A-015-2015. CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE  
Date: December 3, 2015

Request: A City-initiated zoning text amendment to Title 9 of the Garden Grove Municipal Code pertaining to marijuana dispensaries and other commercial cannabis activity. The proposed code amendment would update existing provisions in Title 9 of the Garden Grove Municipal Code in a manner consistent with the recently enacted Medical Marijuana Regulation and Safety Act to clarify that the establishment, maintenance, or operation of marijuana dispensaries and related commercial cannabis activities, including the distribution, manufacture, cultivation and delivery of cannabis and/or cannabis products, continues to be prohibited throughout the City. In addition, the proposed code amendment would add one or more provisions to Title 9 declaratory of existing law that any use not specifically identified as a permitted use, conditionally permitted use, or incidental use in any zone or planned unit development area is a prohibited use in that zone or planned unit development area. The proposed code amendment is exempt from the provisions of the California Environmental Quality Act. The Planning Commission will be considering a recommendation to the City Council regarding the proposed code amendment.

Action: Public Hearing held. Speaker(s): Keith Riley, Josh McIntosh

Action: Resolution No. 5853-15 approved.

Motion: O'Neill Second: Margolin

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

Noes: (0) None

Absent: (1) Kanzler

Vice Chair Kanzler rejoined the meeting.

MATTERS FROM COMMISSIONERS: Commissioner Zamora mentioned that she was not aware the Harper home was historic and asked staff to notify the Commission of historic properties in the future. Staff responded that abatement actions on damaged properties may mean a property could go into receivership or the structure must be torn down.

Commissioner Zamora then mentioned that traffic has increased on Taft Street and wondered if street parking next to the condominiums could be prohibited. Staff explained that originally, the development did not have street parking, then residents asked for the parking for guests during specific times. Zamora then asked if a left-

turn arrow could be installed going south into the Costco lot, and possibly a right-turn arrow going north. Staff replied that the City Engineer would review the area.

Vice Chair Kanzler commented that Garden Grove has many historic architectural sites and noted designer Richard Neutra for an early sanctuary at the Crystal Cathedral and several Cliff May homes. He asked staff for a Study Session to review the 1986 historical resource document and wondered if the City had a conservation element. Staff stated that the City did not have a preservation ordinance and that a Study Session could occur with a Commission consensus.

Commissioner Margolin inquired about the time frame for filling the Planning Commission vacancy. Staff stated that a replacement commissioner had not been selected yet and it would likely occur next year.

Commissioner Paredes asked staff if Commissioners could have a copy of the 1986 historical resource document, to which Vice Chair Kanzler added that the Cliff May homes were not included. Staff responded that they would look into the matter.

Chair O'Neill wished everyone a Merry Christmas, Happy Holidays, and a prosperous 2016.

MATTERS FROM STAFF: Staff announced that the December 17<sup>th</sup> and January 7<sup>th</sup> Planning Commission meetings would be cancelled, and that the January 21<sup>st</sup> date had a meeting room conflict, therefore, the special meeting dates of January 14<sup>th</sup> and 28<sup>th</sup> were reserved at the Courtyard Center. Staff then mentioned that the Brookhurst Triangle ground breaking would be December 8<sup>th</sup> at 4:30 p.m. Also, a 'Who to Contact' in the City brochure, and a 'Community Meetings for District Maps' list were handed out.

ADJOURNMENT: At 9:40 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, December 17, 2015, at 7:00 p.m. in the Courtyard Center, 12732 Main Street, Garden Grove.

Motion:	O'Neill	Second:	Zamora
Ayes:	(6)	Kanzler, Mai, Margolin, O'Neill, Paredes, Zamora	
Noes:	(0)	None	
Absent:	(0)	None	

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Judith Moore  
Recording Secretary