



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MARCH 16, 2017

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

OATH OF OFFICE ADMINISTERED TO THE PLANNING COMMISSIONERS BY
THE CITY CLERK

REGULAR SESSION – 7:00 P.M. – COUNCIL CHAMBER

ROLL CALL: COMMISSIONERS BRIETIGAM, KANZLER, LAZENBY, LEHMAN,
NGUYEN, SALAZAR, TRUONG

SELECTION OF CHAIR AND VICE CHAIR

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: February 16, 2017
- C. STUDY SESSION: PLANNING COMMISSION ORIENTATION

General discussion of the Brown Act, Conflicts of Interest, Code of Ethics, and related matters and issues within the Planning Commission's jurisdiction.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

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

Meeting Minutes
Thursday, February 16, 2017

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Vice Chair Kanzler
Commissioner Barker
Commissioner Nuygen
Commissioner Paredes
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Barker

ORAL COMMUNICATIONS – PUBLIC – None.

December 1, 2016 and February 2, 2017 MINUTES:

Action: Received and filed.

Motion: Zamora Second: Barker

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

CONTINUED PUBLIC HEARING – SITE PLAN NO. SP-034-2017, CONDITIONAL USE PERMIT NO. CUP-097-2017, TENTATIVE TRACT MAP NO. TT-17928-2017, DEVELOPMENT AGREEMENT NO. DA-005-2017. FOR PROPERTY LOCATED AT 11222 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF EUCLID STREET.

Applicant: WILL INGRAM (FAR WEST INDUSTRIES)

Date: February 16, 2017

Request: Site Plan approval to construct 16 units consisting of two (2) work-live units and 14 residential units, on a vacant 25,000 square foot lot, in conjunction with a Conditional Use Permit to use the tandem format for the work-live parking spaces. Also, a request for Tentative Tract Map approval to create the units as condominiums. A Development Agreement is also proposed. The site is in the CC-3 (Civic Center Core – 3) zone. This project is exempt pursuant to CEQA Section 15332 – In-

Fill Development Projects.

Action: Public Hearing held. Speaker(s): Scott Lissoy, Jorge Alvarez, Diane Streich.

Action: Resolution Nos. 5880-17 and 5881-17 were approved.

Motion: Zamora Second: Nuygen

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION, CONDITIONAL USE PERMIT NO. CUP-095-2017. FOR PROPERTY LOCATED AT 12252 WEST STREET, RIGHT SIDE OF WEST STREET, SOUTH OF CHAPMAN AVENUE, NORTH OF LAMPSON AVENUE.

Applicant: TOM SCHULTZ (CITY OF GARDEN GROVE FIRE DEPARTMENT)

Date: February 16, 2017

Request: Conditional Use Permit approval to construct and operate an approximately 8,308 square foot fire station and replace a 1,000 square foot community building with a 2,000 square foot community building, in conjunction with associated site improvements at West Haven Park. The site is in the O-S (Open Space) zone. Staff is requesting that the Planning Commission adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project and approve use of the property for the fire station.

Action: Public Hearing held. Handout included Comments and Response to Comments for the Initial Study and Mitigated Negative Declaration. Speaker(s): John Montanchez, Tom Schultz, Mark Blodgett, Diane Streich.

Action: Resolution No. 5879-17 was approved.

Motion: Barker Second: Zamora

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

MATTERS FROM COMMISSIONERS: The Commission thanked staff for their hard work and efforts in contributing to the City and community.

MATTERS FROM STAFF: Staff thanked the Planning Commission for the dedication and service.

ADJOURNMENT: At 8:30 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, March 2, 2017, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Paredes Second: Barker

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

Judith Moore
Recording Secretary