

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

Regular Meeting Minutes
Thursday, May 15, 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: Nguyen

PLEDGE OF ALLEGIANCE: Silva

ORAL COMMUNICATIONS – PUBLIC: None.

APRIL 17, 2014 MINUTES:

Action: Received and filed.
Motion: Margolin Second: Alejandro
Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Silva,
Zamora
Noes: (0) None
Abstain: (0) None
Absent: (1) Nguyen

MAY 1, 2014 MINUTES:

Action: Received and filed.
Motion: Margolin Second: Zamora
Ayes: (5) Alejandro, Lazenby, Margolin, Silva, Zamora
Noes: (0) None
Abstain: (1) Brietigam
Absent: (1) Nguyen

PUBLIC HEARING – NEGATIVE DECLARATION, PLANNED UNIT DEVELOPMENT NO. PUD-005-2014, SITE PLAN NO. SP-006-2014, VARIANCE NO. V-005-2014, TENTATIVE TRACT NO. TT-17646. For property located at 13581-13591 Yockey Street on the west side of Yockey Street, south of Trask Avenue.

Applicant: David Nguyen

Date: May 15, 2014

Request: Zone Change from R-1 (Single-Family Residential) zone to Planned Unit Development Residential zone to allow the development of a small-lot, single-family residential subdivision on a 36,900 square foot site; a Site Plan approval to construct six, detached two-story, single-family residential units; a Variance approval to deviate from the minimum lot size for a Residential Planned Unit Development; and a Tentative Tract Map for the residential subdivision. The site is in the R-1 (Single-Family Residential) zone. The City of Garden Grove has determined that a Negative Declaration be adopted pursuant to CEQA.

Action: Public Hearing held. Speaker: Mr. David Nguyen, the applicant.

Action: Resolution Nos. 5815-14 (PUD) and 5816-14 (SP/V/TT) adopted.

Motion: Brietigam Second: Margolin

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Silva, Zamora

Noes: (0) None

Abstain: (0) None

Absent: (1) Nguyen

PUBLIC HEARING – SITE PLAN NO. SP-007-2014, CONDITIONAL USE PERMIT NO. CUP-008-2014. For property located at 11971 Valley View Street on the northwest corner of Chapman Avenue and Valley View Street.

Applicant: Archissance Design Group

Date: May 15, 2014

Request: Site Plan approval to demolish an existing 384 square foot convenience store, on a lot with an existing service station, Chevron, in order to construct a new 2,140 square foot convenience store, a 690 square foot automatic car wash, and a new fueling canopy, along with additional site improvements such as landscaping and additional parking. Also, Conditional Use Permit approval to allow the expansion of an existing service station to include an expanded convenience store and new automatic car wash in the C-2 (Community Commercial) zone. The project is exempt pursuant to CEQA Section 15332 – In-fill Development Projects.

Action: Public Hearing held. Speakers: Mr. Samir Hijazi, the applicant, Mr. Eric Larson of Soup Plantation, Mr. Steve Schofro, the car wash consultant, and Mr. Sal Hassan, the owner.

Action: Resolution No. 5818-14 adopted with amendments.

Motion: Brietigam Second: Alejandro

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Silva, Zamora

Noes: (0) None

Abstain: (0) None

Absent: (1) Nguyen

MATTERS FROM COMMISSIONERS: Commissioner Silva suggested staff present an update on Re:Imagine. Vice Chair Margolin asked staff for the date of the Tattoo Parlor public hearing. Staff responded that the date would be either June 19th or July 17th. Chair Lazenby asked if the upcoming Amendment on Electronic Reader Boards was generated by staff. Staff replied yes. Commissioner Zamora asked if the packets could be delivered sooner than one week ahead. Staff replied no, and the suggestion was that the Tentative List could be used as a guideline for upcoming items.

MATTERS FROM STAFF: Staff briefed the Commission on upcoming items for the June 19th Planning Commission meeting and mentioned that the June 5th and July 3rd meetings would be cancelled.

ADJOURNMENT: Chair Lazenby motioned to adjourn the meeting in memory of the late former Planning Commissioner Jerry Margolin and acknowledged his contributions to the City by thanking his wife, Vice Chair Connie Margolin. The meeting was adjourned at 9:00 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, June 5, 2014, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Alejandro

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Silva, Zamora

Noes: (0) None

Absent: (1) Nguyen

Judith Moore, Recording Secretary