

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

Meeting Minutes  
Thursday, May 17, 2018

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

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

Absent: Lazenby, Lehman

PLEDGE OF ALLEGIANCE: Led by Commissioner Salazar.

ORAL COMMUNICATIONS – PUBLIC – None.

May 3, 2018 MINUTES:

Action: Received and filed.

Motion: Kanzler Second: Truong

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

Noes: (0) None

Absent: (2) Lazenby, Lehman

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-016-2018, VARIANCE NO. V-020-2018. FOR PROPERTY LOCATED AT 11831 TRASK AVENUE, END OF CUL-DE-SAC ON SORRELL DRIVE, JUST SOUTH OF BANNER DRIVE.

Applicant: GEORGE & BEVERLY PARAS

Date: May 17, 2018

Request: Lot Line Adjustment approval to remove an existing lot line between two (2) adjoining parcels (Assessor's Parcel Nos. 100-352-28 and 31), thereby consolidating the two (2) lots into a single lot for the purpose of constructing a new single-family dwelling. Also, a request for Variance approvals to allow: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a

deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone. The site is in the R-1 (Single-Family Residential) zone. This project is exempt pursuant to CEQA Sections 15061(b)(3) Review for Exemption and 15305 – Minor Alterations in Land Use Limitations.

Action: Public Hearing held. Speaker(s): George Paras

Action: Resolution No. 5921-18 was approved.

Motion: Kanzler Second: Truong

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

Noes: (0) None

Absent: (2) Lazenby, Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-130-2018. EXISTING STREET LIGHTS OWNED BY SOUTHERN CALIFORNIA EDISON AND EXISTING WOOD UTILITY POLES OWNED BY JOINT POWER AUTHORITY, BOTH IN THE PUBLIC RIGHT-OF-WAY.

Applicant: VERIZON WIRELESS

Date: May 17, 2018

Request: Conditional use permit to allow for the installation and operation of twelve (12) Citywide small wireless telecommunication facilities disguised as street light poles or attached to wood utility poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing street lights and wood utility poles in the City's public right-of-way are owned by Southern California Edison or Joint Power Authority. The street lights will be removed and replaced with the new street light poles, the wood utility poles would remain, both would include small wireless telecommunication facilities. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Tami Pritchard, Moe Bolourchi

Action: Resolution No. 5922-18 was approved.

Motion: Kanzler Second: Nguyen

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

Noes: (0) None

Absent: (2) Lazenby, Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-131-2018. PUBLIC RIGHT-OF-WAY NEAR COMMERCIAL AND RESIDENTIAL ZONES NEEDING ADDITIONAL COVERAGE.

Applicant: SPRINT  
Date: May 17, 2018

Request: Conditional Use Permit approval to allow for the installation and operation of three (3) Citywide small wireless telecommunication facilities disguised as street light poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing street light poles in the City’s public right-of-way, which are owned by Southern California Edison, will be removed and replaced with the new street light poles that include small wireless telecommunication facilities. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Jennifer Johnson

Action: Resolution No. 5923-18 was approved.

Motion: Kanzler Second: Salazar

Ayes: (5) Brietigam, Kanzler, Nguyen, Salazar, Truong  
Noes: (0) None  
Absent: (2) Lazenby, Lehman

PUBLIC HEARING – SITE PLAN NO. SP-053-2018. FOR PROPERTY LOCATED AT 12891 MAIN STREET, EAST SIDE OF MAIN STREET, BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD.

Applicant: AVI MARCIANO  
Date: May 17, 2018

Request: Site Plan approval to construct a new mixed-use building with a commercial tenant space of approximately 3,888 square feet on the Main Street frontage and nine (9) residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony, and a second to reduce one minimum dimension of a passive recreation area. The site is in the CC-2 (Civic Center Main Street) zone. This project is exempt pursuant to CEQA Section 15332 – In-Fill Development Projects.

Action: Public Hearing held. Speaker(s): Gladstone “Andy” Anderson

Action: Resolution No. 5919-18 was approved.

Motion: Kanzler Second: Truong

Ayes: (3) Kanzler, Salazar, Truong

Noes: (2) Brietigam, Nguyen

Absent: (2) Lazenby, Lehman

MATTERS FROM COMMISSIONERS: Commissioner Salazar expressed her concerns regarding both commercial and residential parking issues and suggested staff look beyond today's minimum parking requirements, as current parking standards may not work in the future.

Staff responded that State Density Bonus projects have constrained parking requirements in order to obtain the low income units due to parking being expensive to provide, therefore parking is limited. Staff pointed out that the City was undergoing a downtown parking plan study consisting of counts and surveys of old and new uses that generate a variety of parking styles, and, to finance a parking structure, people would need to pay for the parking.

Commissioner Kanzler commented that philosophically, more buildings for lower income residents, smaller spaces, and an increase in available public transportation were key to solving the parking problems.

Chair Brietigam commented that we live in a car culture, though other transportation options should be encouraged.

Staff then explained that there was plenty of parking around Main Street and that a vital Main Street would be one in which there were more people than cars. At its peak, the west parking lot was only 55% full. Another example, with new residential Accessory Dwelling Units (ADU's), only one parking space would be allowed if the distance to the nearest bus stop was beyond half of a mile. Staff then noted that state laws limit the Planning Commission's discretion in parking matters and suggested zoning training for Commissioners on a one on one, or group meeting basis.

Chair Brietigam then mentioned that the paint on a two-story building located at northeast corner of Western Avenue and Acacia Avenue needed refurbishment. Staff would have Code Enforcement look into the matter.

Chair Brietigam then suggested that the City recycle the extra street light poles, from the Verizon and Sprint projects, to be utilized in dark lit areas which could be designated by the Police Department. Staff added that typically, to add a light to a street, the neighborhood community would fill out a form to submit to Ana Neal in the Engineering Division with the light cost shared among the residents.

Lastly, Chair Brietigam challenged the City to increase the sworn Police staff to 200 by the year 2020, along with five additional firefighters.

MATTERS FROM STAFF: Staff noted that the June 7<sup>th</sup> Study Session on CEQA 101 would begin at 6:00 p.m. Also, for the June 21<sup>st</sup> meeting, staff would like to begin the meeting at 6:00 p.m. The Commission agreed.

ADJOURNMENT: At 8:30 p.m. to the next Special Meeting of the Garden Grove Planning Commission on Thursday, June 7, 2018, at 6:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Truong Second: Salazar

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

Noes: (0) None

Absent: (2) Lazenby, Lehman

---

Judith Moore  
Recording Secretary