

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

Regular Meeting Minutes
Thursday, July 18, 2013

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Lazenby
Vice Chair Margolin
Commissioner Brietigam
Commissioner Nguyen
Commissioner Silva
Commissioner Zamora

Absent: Alejandro

PLEDGE OF ALLEGIANCE: Silva

ORAL COMMUNICATIONS – PUBLIC: None.

JUNE 6, 2013 AND JUNE 20, 2013 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Silva
Motion carried by 4-0 vote with Brietigam and Zamora abstaining, and Alejandro absent.

PUBLIC HEARING – SITE PLAN NO. SP-422-07 TIME EXTENSION 6, VARIANCE NO. V-157-07. For property located at 8372 Central Avenue, south side of Central Avenue, between Wilson Street and Newland Street.

Applicant: Fidelity Development Company

Date: July 18, 2013

Request: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-422-07 and Variance No. V-157-07, for a small-lot, single-family residential subdivision. The site is in the Planned Unit Development No. PUD-117-07 zone. The City of Garden Grove recognizes a previously adopted Negative Declaration.

Action: Public Hearing held. One letter submitted with street parking and traffic concerns. Speakers: Mr. Allan Chen, the applicant.

Action: Resolution No. 5796-13 adopted.

Motion: Brietigam Second: Margolin
Motion carried by 6-0 vote with Alejandro absent.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-375-13. For property located at 11822 Gilbert Street, east side of Gilbert Street, north of Chapman Avenue.

Applicant: Walmart Real Estate Business Trust

Date: July 18, 2013

Request: To operate a new 104,550 square foot retail/grocery store, Walmart, with a new original State Alcoholic Beverage Control (ABC) "Type 21" (Off-Sale, General) License. The site is in the NMU (Neighborhood Mixed Use) zone. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speakers: Ms. Sarah Compton, the applicant's representative, Ms. Gina Jones, the Buena Park Walmart Store Manager, Mr. Brent McManigal, an attorney, and Mr. Craig Durfey, a resident with pedestrian safety concerns regarding crosswalks, sidewalks, a traffic increase, and parking issues.

Action: Resolution No. 5797-13 adopted with amendments.

Motion: Margolin Second: Brietigam
Motion carried by 5-0 vote with Zamora abstaining and Alejandro absent.

MATTERS FROM COMMISSIONERS: Commissioner Brietigam asked staff to look into having the damaged sign repaired at Lampson Avenue, near the City's extreme western boundary; he then asked if Commissioners could have identification cards to present to owners when inspecting projects related to public hearing items, to which staff responded that the idea would be presented to the City Manager for consideration; and, finally, he asked for an update on the Valley View Street gas station/car wash project.

MATTERS FROM STAFF:

Staff gave a brief description of agenda items for the Thursday, August 1, 2013 Planning Commission meeting, which will include a Joint Study Session with the Parks, Recreation, and Arts Commission on 'Re:Imagine Downtown'. Staff then welcomed new Commissioner Linda Zamora, and returning Commissioner George Brietigam.

ADJOURNMENT: At 8:20 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, August 1, 2013, at 7:00 p.m. in the Garden Grove Council Chambers, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Margolin
Motion carried by unanimous vote.

Judith Moore, Recording Secretary