

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

Regular Meeting Minutes  
Thursday, September 18, 2014

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

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

Absent: Commissioner Nguyen

PLEDGE OF ALLEGIANCE: Led by Commissioner Brietigam.

ORAL COMMUNICATIONS – PUBLIC: None.

AUGUST 21, 2014 MINUTES

Action: Received and filed.

Motion: Margolin Second: Zamora

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

Noes: (0) None

Abstain: (0) None

Absent: (1) Nguyen

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, AMENDMENT NO. A-011-2014, SITE PLAN NO. SP-012-2014. THE CODE AMENDMENT IS CITYWIDE AND THE SITE PLAN RELATES TO PROPERTY LOCATED ON THE WEST END OF CARDINAL CIRCLE CUL-DE-SAC, SOUTH OF GARDEN GROVE 22 FREEWAY, AND WEST OF HARBOR BOULEVARD AT 11615 CARDINAL CIRCLE

Applicant: Clear Channel Outdoor, Inc.  
Date: September 18, 2014

Request: A Citywide Code Amendment to amend Title 9 of the City of Garden Grove Municipal Code, Chapter 20, Section 9.20.110 Billboards, to allow existing billboards that are proposed to be relocated along the Garden Grove 22 Freeway Corridor, to be converted to electronic

billboards subject to special standards. This request is in conjunction with a Site Plan request to relocate certain specific existing billboards and convert each billboard into one (1), two-sided electronic billboard located along the Garden Grove 22 Freeway at 11615 Cardinal Circle in the M-1 (Limited Industrial) zone. Also, a Mitigated Negative Declaration has been prepared for this project and will be considered for adoption along with the subject Code Amendment and Site Plan application. The Mitigated Negative Declaration also addresses City Council's consideration of a Billboard Relocation Agreement at a later meeting.

Action: Public Hearing held. Speakers: Mr. John Duong, Maureen Blackmun.

Action: Resolution No. 5830-14, as amended by both staff and the Planning Commission, adopted; and Resolution No. 5831-14, as amended by staff, adopted.

Motion: Silva Second: Alejandro

Ayes: (4) Alejandro, Lazenby, Margolin, Silva,

Noes: (2) Brietigam, Zamora

Abstain: (0) None

Absent: (1) Nguyen

PUBLIC HEARING – SITE PLAN NO. SP-307-02 REV. 2014 AND CONDITIONAL USE PERMIT NO. CUP-604-02 REV. 2014. FOR PROPERTY LOCATED AT 13831 NEWHOPE STREET, WEST SIDE OF NEWHOPE STRRET, NORTH OF WESTMINSTER AVENUE

Applicant: Yong Ju Kwon  
Date: September 18, 2014

Request: To modify the approved Site Plan No. SP-307-02 and Conditional Use Permit No. CUP-604-02, to allow a first and second floor addition to the existing two-story office building. Currently, the site operates, and will continue to operate, as a contractor's storage yard. The applicant proposes to add 1,105 square feet to the existing 3,353 square feet on the first floor and 1,824 square feet to the existing 1,706 square feet on the second floor, for a total gross floor area, including the addition, of 7,988 square feet. The site is in the M-1 (Light Industrial) zone. This project is exempt pursuant to CEQA Section – 15303(c) - New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speakers: Mr. Yong Ju Kwon.

Action: Resolution No. 5832-14 adopted.

Motion: Alejandro 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-011-2014. FOR PROPERTY LOCATED AT 7191 ACACIA AVENUE, NORTHEAST CORNER OF THE INTERSECTION OF ACACIA AVENUE AND PALA DRIVE, EAST OF KNOTT STREET

Applicant: AMB (American Metal Bearing Company)  
Date: September 18, 2014

Request: Site Plan approval to construct a 3,760 square foot addition to an existing industrial building. The addition will hold a new machine used to manufacture parts for the American Metal Bearing (AMB) Company. The site is in the M-P (Industrial Park) zone. This project is exempt pursuant to CEQA Section – 15301(e)(2) – Additions to existing structures where the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and an area that is not environmentally sensitive.

Action: Public Hearing held. Speakers: Mr. Howard Parsell,  
Mr. John Henderson.

Action: Resolution No. 5833-14 adopted.

Motion: Brietigam Second: Margolin

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin,  
Silva, Zamora  
Noes: (0) None  
Abstain: (0) None  
Absent: (1) Nguyen

MATTERS FROM COMMISSIONERS

Chair Lazenby noted that the request for the Art Gallery/Retail Business with Tattoo Art Studio to be on Main Street was denied by the City Council.

Commissioner Margolin commented that the area near Newhope Street and Westminster Avenue is a mess.

Commissioner Brietigam stated that the vacant restaurant located on the west side of Valley View Street, south of Chapman Avenue next to the theater, has become blighted.

MATTERS FROM STAFF

Staff announced that the September 23, 2014, City Council meeting will include a Study Session at 5:30 p.m., in the Butterfield Room at the Community Meeting Center, to discuss the Re:Imagine Garden Grove Downtown open streets event.

A Planning Commission Study Session to discuss the Jamboree Housing Corporation affordable housing project will be held on October 2, 2014, to begin at 4:00 p.m. in the Founders Room. Shuttle service will be used to conduct a site visit to Jamboree Housing Corporation projects in Buena Park and Brea.

In response to Commissioner Margolin’s concern for trash and debris accumulating on Euclid Street, there are now two Public Works employees assigned to clean up on an as needed basis with closer attention to the area near the freeway.

In response to Commissioner Zamora’s issue with the traffic signal timing at Casa Linda and Garden Grove Boulevard, staff stated that a longer wait during peak hours is necessary as Garden Grove Boulevard is a major arterial. Off peak hours has a shorter wait time.

Planning Commissioners are encouraged to conduct site visits; however, to be mindful of the Brown Act when discussing matters with citizens.

ADJOURNMENT: At 9:15 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, October 2, 2014, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

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

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Teresa Pomeroy, CMC, Deputy City Clerk