



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

OCTOBER 16, 2014

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR LAZENBY, VICE CHAIR MARGOLIN
COMMISSIONERS ALEJANDRO, BRIETIGAM, NGUYEN, SILVA, ZAMORA

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 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: September 18, 2014
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-015-2014
CONDITIONAL USE PERMIT NO. CUP-024-2014

APPLICANT: VICTOR PEREZ

LOCATION: NORTHWEST CORNER OF WESTMINSTER AVENUE AND
TAFT STREET AT 10721 WESTMINSTER AVENUE

REQUEST: Site Plan approval to allow the construction of a new 1,584 square foot addition to an existing 1,237 square foot one-story building, which is currently in operation as a legal nonconforming minor auto maintenance and auto sales business on a site consisting of approximately 17,750 square feet. The proposed addition will include additional office area and service bays. Also, due to the expansion and intensification of the existing legal nonconforming minor auto maintenance use, the applicant is requesting Conditional Use Permit approval to continue operation of the minor auto maintenance business. The site is in the C-1 (Neighborhood Commercial) zone and the project is exempt pursuant to CEQA Section 15303(c) – New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-015-2014 and Conditional Use Permit No. CUP-024-2014, subject to the recommended conditions of approval.

D. ITEM FOR CONSIDERATION

D.1. GENERAL PLAN CONFORMITY

APPLICANT: CITY OF GARDEN GROVE
LOCATION: 12361 CHAPMAN AVENUE

REQUEST: Determination by the Planning Commission to find and report to the City Council, pursuant to Government Code Section 65402, that the proposed disposition of property located at 12361 Chapman avenue, a restaurant pad site with an existing approximately 11,000 square foot restaurant building, along with leasing a separate land area having 75 parking spaces adjacent to the former golf driving range, by the City of Garden Grove, is in conformity with the General Plan.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission adopt the Resolution finding and reporting to the City Council that the contemplated sale of the property and related lease of a separate land area, is consistent with the City's General Plan.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

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	

Teresa Pomeroy, CMC, Deputy City Clerk

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Northwest corner of Westminster Avenue and Taft Street, at 10721 Westminster Avenue
HEARING DATE: October 16, 2014	GENERAL PLAN: Light Commercial
CASE NO.: Site Plan No. SP-015-2014 and Conditional Use Permit No. CUP-024-2014	ZONE: C-1 (Neighborhood Commercial)
APPLICANT: Victor Perez	CEQA DETERMINATION: Exempt
PROPERTY OWNER(S): Tommy Do	APN: 099-504-47

REQUEST:

The applicant is requesting Site Plan approval to allow the construction of a new 1,584 square foot addition to an existing 1,237 square foot one-story building, which is currently in operation as a nonconforming auto repair business on a site consisting of approximately 17,750 square feet. The proposed addition will include additional office area and service bays for the proposed minor auto maintenance use. Also, because the expansion will result in an intensification of the existing nonconforming auto repair use, the applicant is requesting Conditional Use Permit approval to operate a minor auto maintenance use instead.

DISCUSSION:

The applicant has requested to continue Site Plan No. SP-015-2014 and Conditional Use Permit No. CUP-024-2014 to a date off-calendar. The applicant has elected to resolve outstanding issues, related to their application, with City Staff. The applicant intends to reschedule the item to a date certain as soon as their issues are resolved.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Continue Site Plan No. SP-015-2014 and Conditional Use Permit No. CUP-024-2014 to a date off-calendar.



KARL HILL
Planning Services Manager



By: Chris Chung
Associate Planner

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: 12361 Chapman Avenue
HEARING DATE: October 16, 2014	GENERAL PLAN: International West Mixed Use
CASE NO.: N/A	ZONE: Planned Unit Development No. PUD-104-82
OWNER: City of Garden Grove	CEQA DETERMINATION: Exempt

REQUEST:

A request for Planning Commission to find and report to the City Council pursuant to Government Code Section 65402 that the proposed disposition of property located at 12361 Chapman Avenue, a restaurant pad site with an existing approximate 11,000 square foot restaurant building, along with leasing a separate land area having 75 parking spaces adjacent to the former golf driving range, by the City of Garden Grove, is in conformity with the General Plan.

BACKGROUND/DISCUSSION:

In conjunction with the City of Garden Grove selling the existing restaurant pad consisting of 20,952 square feet of land area, which currently has a restaurant building consisting of approximately 11,000 square feet of floor area that is currently closed, along with the inclusion of a separate area of land designated with 75 parking spaces adjacent to the former golf driving range located northwesterly of the Hyatt Hotel property, consideration has to be made that this action is in conformity with the City's General Plan.

An offer to purchase the property has been made, and thereby, the City Council may be considering a purchase and sale agreement to sell the property in the near future. The State Planning Law, more particularly Government Code Section 65402, provides for the Planning Commission to make a report to the City Council prior to the City's disposition of real property regarding conformity of the proposed property disposition with the City's General Plan upon receiving information concerning the location, purpose, and extent of the proposed disposition.

The purpose of the proposed sale is to transfer the fee simple title to the property to private ownership and to raise financial capital for the City. The buyer would assume the existing building and improvements, and likely continue with the use of the property as a full service restaurant following its sale.

GENERAL PLAN CONFORMITY DETERMINATION OF PROPOSED SALE OF PROPERTY
AT 12361 CHAPMAN AVENUE

The General Plan Land Use designation of the property is "International West Mixed Use," which is intended to provide for more intensive commercial uses such as hotels, restaurants, commercial retail, parking lots, and related tourist commercial uses. The property is located in the Planned Unit Development No. PUD-104-82, which implements the International West Mixed Use Land Use designation and in which restaurants and parking lots are permitted uses, although noting that restaurants with on-site alcoholic beverage sales do require approval of a Conditional Use Permit. Reestablishing the full service restaurant with alcoholic beverage sales under a Conditional Use Permit, in conjunction with designating 75 parking spaces for the restaurant pad site, would be consistent with the International West Mixed Use Land Use Designation, as well as with the other mandatory elements of the General Plan.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the attached Resolution finding and reporting to the City Council that the proposed sale of the property located at 12361 Chapman Avenue, and the leasing of a separate land area having 75 parking spaces adjacent to the former golf driving range, is consistent with the City's General Plan.



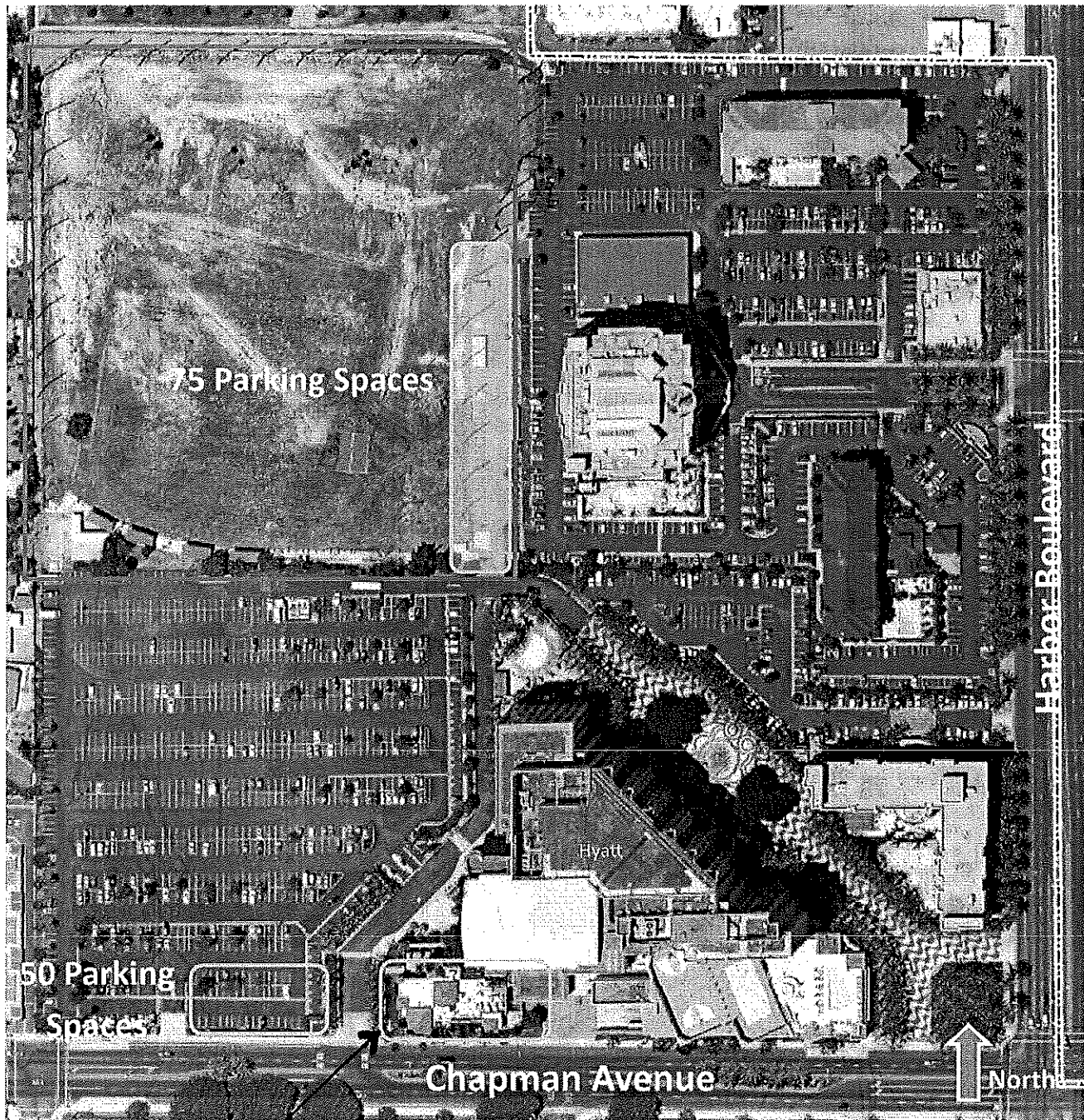
Karl Hill
Planning Services Manager



Susan Emery
Assistant City Manager

Attachments: Resolution No. 5838-14

Restaurant Parcel For Sale—Garden Grove, CA



— 12361 Chapman Avenue
Garden Grove, CA 92840

RESOLUTION NO. 5838-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE DETERMINING THAT THE CONTEMPLATED DISPOSITION OF PROPERTY LOCATED AT 12361 CHAPMAN AVENUE IS CONSISTENT WITH THE GENERAL PLAN.

WHEREAS, Government Code Section 65402 provides for the Planning Commission to make a report to the City Council prior to the City's disposition of real property regarding conformity of the proposed property disposition with the City's General Plan upon receiving information concerning the location, purpose, and extent of the proposed disposition; and

WHEREAS, the City of Garden Grove is contemplating conveying fee-simple title to an approximately 20,952 square foot parcel located at 12361 Chapman Avenue in Garden Grove, California (the "Property"); and

WHEREAS, the City of Garden Grove is contemplating Leasing 75 parking spaces located adjacent to the former golf driving range located northwesterly of the Hyatt Hotel that is located at the northwest corner of Chapman Avenue and Harbor Boulevard in Garden Grove, California (the "Leased Parking Spaces"); and

WHEREAS, the Planning Commission received and considered information as to the location, purpose, and extent of the contemplated disposition of the Property at its meeting of October 16, 2014.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, CALIFORNIA, DOES HEREBY RESOLVE, FIND, DETERMINE, AND REPORT AS FOLLOWS:

SECTION 1. The location, purpose, and extent of the contemplated disposition of the Property located at 12361 Chapman Avenue by the City of Garden Grove is consistent with the City of Garden Grove's adopted General Plan.

SECTION 2. The location, purpose, and extent of the contemplated Leasing 75 parking spaces located adjacent to the former golf driving range located northwesterly of the Hyatt Hotel by the City of Garden Grove, is consistent with the City of Garden Grove's adopted General Plan.