

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

Meeting Minutes
Thursday, April 5, 2018

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: None

PLEDGE OF ALLEGIANCE: Led by Commissioner Kanzler.

ORAL COMMUNICATIONS – PUBLIC – None.

March 15, 2018 MINUTES:

Action: Received and filed.

Motion: Truong Second: Lehman

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen,
Salazar, Truong

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-050-2018 AND CONDITIONAL USE PERMIT NO. CUP-128-2018. FOR PROPERTY LOCATED AT 13731 HARBOR BOULEVARD, SOUTHWEST CORNER OF HARBOR BOULEVARD AND WOODBURY ROAD.

Applicant: JARED HARDIN

Date: April 5, 2018

Request: Site Plan approval to demolish an existing 2,747 square foot accessory building on a lot improved with an existing main building of 21,708 square feet and to construct a new, approximately 5,485 square foot addition with site improvements to the parking lot, landscaping, lighting, service office and canopy, offices, and display areas, in conjunction with a request for Conditional Use Permit approval to allow the operation of

a motor vehicle sales and maintenance facility. The site is in the C-3 (Heavy Commercial) zone. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Chad Peterson

Action: Resolution No. 5916-18 was approved with two amendments.

Motion: Lazenby Second: Kanzler

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar Truong

Noes: (0) None

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

Action: Received and filed.

Motion: Kanzler Second: Truong

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Lehman stated that he would be absent from the next Planning Commission Meeting.

Chair Brietigam mentioned that City Council voted to send the Commission a Code Enforcement review regarding commercial property maintenance issues. The Chair recommended that Commissioners take the opportunity to be involved and suggested a staff-initiated field trip to observe the properties and the organization of a three-person committee to meet regularly with staff. Staff responded that the City's Building Official would be taking steps to review the City's property maintenance code and to contact neighboring cities in matters relating to their codes. The effort would culminate in a late summer study session. Staff explained that during the economic downturn, the focus was not on businesses, however, that vision was changing beginning with the move of Code Enforcement to be under Building and Safety. Together, staff would work in tandem on abatement. However, with limited Code Enforcement staff, whose work was reactive via complaints, in order to be proactive, the number of Code officers would need to be increased. Staff then explained that for multi-tenant shopping centers, a singular tenant application requires conditions which focus on improving the tenant's area only, and the tenant is not responsible for improving the entire shopping center.

Commissioner Lazenby pointed out the unfairness to a new tenant being held to a standard that the remainder of the shopping center was not being held to.

Chair Brietigam commented that the property maintenance code seemed outdated, for example, regarding clotheslines, however, staff clarified that though certain requirements were directed toward apartments, especially those with balconies, the code covers both residential and commercial properties.

Chair Brietigam then challenged the City Council to increase the size of the Police Department to 200 sworn by the year 2020. Commissioner Kanzler added that the number of Code Enforcement officers should increase as well.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the next regular Planning Commission meeting and that a CEQA 101 Study Session would be agendized soon.

ADJOURNMENT: At 7:34 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, April 19, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Lazenby Second: Salazar

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Judith Moore
Recording Secretary