

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

Regular Meeting Minutes  
Thursday, October 16, 2014

CALL TO ORDER: 7:00 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 Alejandro.

ORAL COMMUNICATIONS – PUBLIC: None.

SEPTEMBER 18, 2014 MINUTES

Action: Received and filed.  
Motion: Margolin Second: Alejandro  
Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Silva,  
Zamora  
Noes: (0) None  
Absent: (1) Nguyen

PUBLIC HEARING – SITE PLAN NO. SP-015-2014, CONDITIONAL USE PERMIT NO. CUP-024-2014. FOR PROPERTY LOCATED AT 10721 WESTMINSTER AVENUE, NORTHWEST CORNER OF WESTMINSTER AVENUE AND TAFT STREET.

Applicant: Victor Perez  
Date: October 16, 2014

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.

Action: Motion to continue the item to a date off calendar per the applicant's request.

Motion: Brietigam Second: Alejandro

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

Noes: (0) None

Absent: (1) Nguyen

ITEM FOR CONSIDERATION – GENERAL PLAN CONFORMITY. FOR PROPERTY LOCATED AT 12361 CHAPMAN AVENUE.

Applicant: City of Garden Grove

Date: October 16, 2014

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.

Action: Resolution No. 5838-14 adopted.

Motion: Brietigam Second: Zamora

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

Noes: (0) None

Absent: (1) Nguyen

MATTERS FROM COMMISSIONERS: Commissioner Silva asked staff for an update on Re:Imagine and questioned whether the Boys and Girls Club, the Planning Commission or the Main Street merchants and property owners had been asked for their opinions. Staff stated that the initial Re:Imagine document should be completed by December; that Main Street merchants and owners had been contacted; and that an interactive Neighborhood Meeting had taken place around mid-year. Commissioner Silva then pointed out that there was no public comment at the meeting.

Commissioner Zamora thanked staff for cleaning up the sidewalk on Euclid Street.

Vice Chair Margolin asked why Oggi's Restaurant does not currently have a liquor license. Staff stated that though the Conditional Use Permit through the City was still valid, the absence of an alcohol license was an Alcoholic Beverage Control matter.

Vice Chair Margolin then asked if the Ashley's Furniture store was going in at the northeast corner of Brookhurst Street and Garden Grove Boulevard as new furniture was inside. Staff was not certain in regard to Ashley's as the original concept was for furniture consignment.

Commissioner Brietigam asked if Code Enforcement addressed the issues at the Chinese restaurant on Valley View Street. Staff stated that the property owner was contacted to get the property cleaned up. The Commissioner then asked if the City had a program in place to attract businesses, perhaps focusing on the Chinese restaurant space that has been vacant for years. Staff responded that the Economic Development division was responsible for attracting businesses and that the suggestion would be passed along.

Chair Lazenby mentioned that stores at a Brookhurst Street and Katella Avenue shopping center, had parking and tow-away warning signs posted for particular stores. Staff responded that store owners could not designate specific spaces for their businesses as parking was to be shared.

Commissioner Alejandro asked for an update on the vacant Vons building. Staff responded that any negotiations have been quiet for the last two to three months.

MATTERS FROM STAFF: Staff stated that the house on Newhope Street and Westminster Avenue has a warrant out for the owner; that Planning Commission on Thursday, November 6th, would be cancelled, however, a meeting on November 20th would be held; that next Tuesday, October 21st, would be a neighborhood meeting on the Jamboree project at 6:00 p.m. in the United Methodist Church; that the December 4th meeting may have two projects, one being the Jamboree project; and that Thursday, December 18th was reserved for the Planning Commission holiday dinner.

ADJOURNMENT: At 7:45 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, November 6, 2014, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Alejandro

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

Noes: (0) None

Absent: (1) Nguyen

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Judith Moore, Recording Secretary