

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

Meeting Minutes  
Thursday, February 21, 2019

Oath of Office administered to Planning Commissioners by the City Clerk.

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Commissioner Kanzler  
Commissioner Le  
Commissioner Lehman  
Commissioner Nguyen  
Commissioner Perez  
Commissioner Ramirez  
Commissioner Soeffner

Absent: None.

Introduction of Planning Commissioners and Staff.

SELECTION OF CHAIR:

Action: Commissioner Kanzler nominated Commissioner Lehman for Chair, seconded by Commissioner Ramirez.

Action: Motion approved with a 7-0 vote as follows:

Ayes: (7) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez, Soeffner  
Noes: (0) None

SELECTION OF VICE CHAIR:

Action: Chair Lehman nominated Commissioner Kanzler for Vice Chair, seconded by Commissioner Perez.

Action: Motion approved with a 7-0 vote as follows:

Ayes: (7) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez, Soeffner  
Noes: (0) None

Commissioner Lehman assumed the duties of Chair.

PLEDGE OF ALLEGIANCE: Led by Chair Lehman.

ORAL COMMUNICATIONS – PUBLIC – Council Member John O’Neill welcomed and congratulated the newly appointed Commissioners and reinforced that their work was important to the City.

February 7, 2019 MINUTES:

Action: Received and filed.

Motion: Le Second: Kanzler

Ayes: (7) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-149-2019 FOR PROPERTY LOCATED AT 9106 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN MAGNOLIA STREET AND CANNERY STREET.

Applicant: THU PHAM ANH NGUYEN  
Date: February 21, 2019

Request: Conditional Use Permit approval to operate a new body massage establishment within a 900 square foot tenant space within an existing multi-tenant shopping center. The site is in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Thu Nguyen

Action: Commissioner Soeffner moved to re-open the public hearing and continue Conditional Use Permit No. CUP-149-2019 to the next regularly scheduled Planning Commission meeting on March 7, 2019, in order for the applicant to meet with staff, and through verbal translation, gain full understanding of both the Conditions of Approval and Title 5 of the Garden Grove Municipal Code - Chapter 5.12 Massage Regulations.

Motion: Soeffner Second: Ramirez

Ayes: (7) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-066-2019 FOR PROPERTY LOCATED AT 10150 TRASK AVENUE, SOUTH SIDE OF TRASK AVENUE, EAST OF BROOKHURST STREET.

Applicant: SIMPSON GARDEN GROVE, INC.  
Date: February 21, 2019

Request: Site Plan approval to construct a 3,567 square foot one-story auto repair building attached to an existing one-story 846 square foot car wash building, on a lot improved with an existing Chevrolet auto dealership. The site is in the PUD-110-96 (Planned Unit Development) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Jonathan Menge

Action: Resolution No. 5951-19 was approved.

Motion: Ramirez Second: Perez

Ayes: (7) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2018 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT.

Action: Received and filed. Staff report explained the Southern California Association of Governments (SCAG) state law formula for determining the required number of 747 housing units for the seven year period. Criteria included population growth, income level, and current housing.

Motion: Le Second: Perez

Ayes: (7) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Ramirez commented that in order to save paper, he was fine with using the emailed version of the staff report packet. Staff responded that due to larger developments, the paper versions of plans were best suited for review purposes.

MATTERS FROM STAFF: Staff congratulated the Commissioners and gave a brief description of the agenda items for the March 7<sup>th</sup> meeting, which would include the continued item, a review of the Brown Act, the role of the Planning Commissioner,

