

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

Regular Meeting Minutes
Thursday, April 2, 2015

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Mai
Commissioner Margolin
Commissioner Pak
Commissioner Paredes
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Paredes.

ORAL COMMUNICATIONS – PUBLIC: Mr. Charles Zabinski expressed praise for the Open Streets event with the incorporation of a bike path and asked if the City plans to extend the bike path in the future. Staff responded that the City was in the process of applying for a grant to design a Bicycle Master Plan.

MARCH 5, 2015 MINUTES:

Action: Received and filed.
Motion: Margolin Second: Zamora
Ayes: (7) Kanzler, Mai, Margolin, O'Neill, Pak, Paredes,
Zamora
Noes: (0) None
Absent: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-032-2015. FOR PROPERTY LOCATED AT 12042 BROOKHURST STREET, EAST SIDE OF BROOKHURST STREET, SOUTH OF CHAPMAN AVENUE.

Applicant: Verizon Wireless
Date: April 2, 2015

Request: Conditional Use Permit approval to allow for the construction and operation of a 50'-0" tall stealth wireless telecommunication facility disguised as a pine tree (mono-pine), along with related ground-

mounted equipment and site improvements. The site is in the BCSP - BCC (Brookhurst/ Chapman Specific Plan – Brookhurst Chapman Commercial) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Ms. Brittany Pell

Action: Resolution No. 5844-15 approved.

Motion: Kanzler Second: Zamora

Ayes: (7) Kanzler, Mai, Margolin, O’Neill, Pak, Paredes, Zamora

Noes: (0) None

Absent: (0) None

Due to a conflict of interest, Vice Chair Kanzler recused himself from the following discussion.

PUBLIC HEARING –NEGATIVE DECLARATION, AMENDMENT NO. A-013-2015. FOR PROPERTY LOCATED IN THE CC-1 (CIVIC CENTER MIXED USE 1) AND AR (ADAPTIVE REUSE) ZONES.

Applicant: City of Garden Grove

Date: April 2, 2015

Request: A request for Planning Commission recommendation to City Council to amend Chapter 18 (Mixed Use Regulations), Chapter 4 (Definitions), and Chapter 32 (Procedures and Hearings) of Title 9 of the Municipal Code. The proposed amendment includes adding additional uses to the Land Use chart for the CC-1 (Civic Center Mixed Use 1) and the AR (Adaptive Reuse) zones that are not currently permitted in these zones (Section 9.18.020); adding definitions for new uses in Chapter 4 (Section 9.04.060); adding additional standards for the conversion of single-family homes to commercial uses ministerially along with additional standards for parking location, outside eating areas, and non-vehicular and vehicular vending, event space, and additional compatibility standards in the CC-1 zone (Sections 9.18.090.030, 9.18.090.040, 9.18.070.010, 9.18.070.020, and 9.18.110.020); and revising Section 9.32.030D.3(2)(a)(d) of Chapter 32 exempting single-family home conversions to any other use in the CC-1 zone from the requirement to submit a Site Plan application. The City of Garden Grove has determined that a Negative Declaration be adopted pursuant to CEQA.

Action: Public Hearing held and remains open. Speaker(s): Ms. Darcy Golden.

Action: No action taken on the item. Motion to continue the open public hearing to the Thursday, May 7th, 2015 regular Planning Commission Meeting at 7:00 p.m. approved.

Motion: Margolin Second: Pak

Ayes: (6) Mai, Margolin, O'Neill, Pak, Paredes, Zamora

Noes: (0) None

Absent: (1) Kanzler

Vice Chair Kanzler rejoined the meeting.

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

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2014 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN:

Action: Received and filed.

Motion: Zamora Second: Margolin

Ayes: (7) Kanzler, Mai, Margolin, O'Neill, Pak, Paredes, Zamora

Noes: (0) None

Absent: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Margolin asked staff for an update on the Galleria project. Staff responded that a recent meeting was held to select a developer to use the existing structure and that the tri-party consisted of Hoag, Cathay Bank, and a Developer. Commissioner Margolin then mentioned the new 25 percent water reduction strategy and asked who should be contacted to report overwatering. Staff stated they would look into the matter, and Vice Chair Kanzler mentioned that any new plan would be implemented in approximately one month.

Commissioner Zamora asked staff how the City addresses the homelessness issue. Staff responded that it was not illegal to be homeless, however, and the City uses multiple approaches. The Neighborhood Improvement Commission approved the annual Consolidated Plan, which designates how Federal Funds are used such as for Emergency Shelter Grants (ESG), and that funds are provided to the Armory, which opens when the weather gets cold. With homeless issues being varied, the Police are involved, along with churches such as the Presbyterian Church, which helps with a food and shower program. Also, the City has a guide for homeless services though there is no comprehensive plan.

Commissioner Pak asked to adjourn the meeting in memory of Televangelist Reverend Robert Schuller, who passed away that day, April 2, 2015.

Commissioner Mai asked staff to define low-income for the Brookhurst Triangle project. Staff stated that standard income categories were based on the size of the household to determine very low, low, or moderate income and that a household could be an extended family; that data is used by the Federal Government, State Government and the County to determine what percentage of income residents pay toward rent to be affordable; that programs are subject to the same standards of Section 8; and, that there are restrictions on household size versus the size of the dwelling unit. In programs, household size and income verification are documented annually for residents to qualify for affordable housing.

Chair O'Neill mentioned that homelessness and water conservation were big issues everywhere. He also mentioned that he was on the Citizen's Advisory Commission of the Orange County Water District and urged residents to conserve.

MATTERS FROM STAFF: Staff gave a brief description of agenda items for the April 16th, May 7th, and May 21st Planning Commission meetings, and added that Thursday, April 16th would be a Community Meeting Study Session on Code Amendment No. A-013-2015, with the Amendment to be tentatively scheduled for consideration on Thursday, May 7th. Also, the topics for a Study Session in June would include Alcoholic Beverage Control Licenses (ABC), and tentatively a General Plan, Zoning, and Mixed Use discussion. Lastly, staff mentioned that a consultant was hired to write a grant for the Caltrans Active Transportation Program, which is an important funding source for bike trails.

ADJOURNMENT: At 8:05 p.m., in memory of Reverend Robert Schuller, to the Community Meeting Study Session of the Garden Grove Planning Commission on Thursday, April 16, 2015, at 7:00 p.m. in the Garden Grove Community Meeting Center, Constitution Room, 11300 Stanford Avenue, Garden Grove.

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| Motion: | Paredes | Second: | Margolin |
| Ayes: | (7) | Kanzler, Mai, Margolin, O'Neill, Pak, Paredes, Zamora | |
| Noes: | (0) | None | |
| Absent: | (0) | None | |

Judith Moore, Recording Secretary