



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 15, 2019

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR LEHMAN, VICE CHAIR KANZLER
COMMISSIONERS LE, NGUYEN, PEREZ, RAMIREZ, SOEFFNER

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 Community Meeting Center 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: August 1, 2019
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

None.
- D. ITEM(S) FOR CONSIDERATION
 - D.1. STREET VACATION NO. SV-001-2019

APPLICANT: CITY OF GARDEN GROVE

LOCATION: SOUTHERLY PORTION OF BRADY WAY, SOUTH OF STANFORD AVENUE, AND ADJACENT TO INDUSTRIAL FACILITY LOCATED AT 12821 KNOTT STREET

REQUEST: A request for the Planning Commission to find and report to the City Council, pursuant to Government Code Section 65402, that the proposed vacation and disposition of the southern portion of Brady Way, south of Stanford Avenue, by the City of Garden Grove, is in conformity with the General Plan.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission makes the finding that the vacation and disposition, by the City of Garden Grove, is consistent with the City's adopted General Plan. 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 15304 (Class 4 Categorical Exemption - Minor Alterations to Land), Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

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

Meeting Minutes
Thursday, August 1, 2019

CALL TO ORDER: 7:04 p.m.

ROLL CALL:

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

Absent: Kanzler, Lehman

Commissioner Ramirez assumed the duties of Chair.

PLEDGE OF ALLEGIANCE: Led by Commissioner Perez.

ORAL COMMUNICATIONS – PUBLIC – None.

July 18, 2019 MINUTES:

Action: Received and filed.
Motion: Le Second: Soeffner
Ayes: (5) Le, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None
Absent: (2) Kanzler, Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-157-2019 FOR PROPERTY LOCATED AT 14241 EUCLID STREET, #C111-112, WEST SIDE OF EUCLID STREET, NORTH OF HAZARD AVENUE, BETWEEN FORBES AVENUE AND EMPEROR QUANG TRUNG.

Applicant: TUAN TRAN AND CHUONG PHAM
Date: August 1, 2019

Request: Conditional Use Permit approval to operate an existing restaurant, Quan Gio Bar & Grill, which currently operates with an Alcoholic Beverage

Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License, with live entertainment in the form of karaoke and an amplified instrumentalist with a solo performer. The site is in the Planned Unit Development No. PUD-104-81 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. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-606-02, shall be revoked and become null and void.

Action: Public Hearing held. Speaker(s): Chuong Pham

Action: Resolution No. 5959-19 was approved.

Motion: Le Second: Nguyen

Ayes: (5) Le, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (2) Kanzler, Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-162-2019 FOR PROPERTY LOCATED AT 13141 HARBOR BOULEVARD, WEST OF HARBOR BOULEVARD, BETWEEN GARDEN GROVE BOULEVARD AND BANNER DRIVE.

Applicant: LOS ANGELES SMSA LP, DBA VERIZON WIRELESS

Date: August 1, 2019

Request: Conditional Use Permit approval to construct a new 60-foot tall unmanned wireless telecommunication facility disguised as a palm tree (mono-palm) on a 43,850 square foot lot previously improved with a single-story, multi-tenant commercial building and an existing 59-foot tall mono-palm operating under Conditional Use Permit No. CUP-115-03. The site is in the HCSP-TS (Harbor Corridor Specific Plan-Transition South) 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): Lisa Desmond

Action: Resolution No. 5960-19 was approved with amendments to the Conditions of Approval: 1) Require staff to work with the applicant to relocate the trash enclosure and bring the enclosure up to code to facilitate the installation of at least 1 or 2 palm trees, unless the relocation is determined, by the Community & Economic Development Director, to be

unfeasible, 2) Prior to final sign-off, the property owner and/or Verizon is to ensure all dead landscaping on the property, including dead trees, to be removed and replaced with live landscaping, and, 3) Amend the live palm tree height to be 30'-0" brown trunk height.

Motion: Ramirez Second: Perez

Ayes: (5) Le, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (2) Kanzler, Lehman

MATTERS FROM COMMISSIONERS: Chair Ramirez encouraged the use of the Code Enforcement mobile application to send in requests to protect the character of Garden Grove.

MATTERS FROM STAFF: Staff gave a brief description of agenda item(s) for the next regular Planning Commission meeting.

ADJOURNMENT: At 8:37 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, August 15, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: The southerly portion of Brady Way, south of Stanford Avenue, and adjacent to Industrial Facility located at 12821 Knott Street (APN: 215-014-01)
HEARING DATE: August 15, 2019	GENERAL PLAN: Industrial/Commercial Mixed Use
CASE NO.: General Plan Conformity for Street Vacation No. SV-001-2019	ZONE OF ADJACENT PROPERTY: PUD-104-70 (Planned Unit Development)
PROPERTY OWNER: City of Garden Grove	APN: N/A
APPLICANT: City of Garden Grove	CEQA DETERMINATION: Exempt

REQUEST:

A request for the Planning Commission to find and report to the City Council, pursuant to Government Code Section 65402, that the proposed vacation and disposition of the southern portion of Brady Way, south of Stanford Avenue, as depicted in Attachment "A", by the City of Garden Grove is in conformity with the General Plan.

BACKGROUND/DISCUSSION:

Brady Way, south of Stanford Avenue, was formerly part of Knott Street and is now a cul-de-sac created after CalTrans relocated Knott Street when it widened the 22 Freeway in 1966. Brady Way terminates at the 22 Freeway and is only used for street parking and access to the commercial properties located at 12777 Knott Street (Garden Room Wedding Chapel) and 12821 Knott Street (Industrial Facility).

The new owner of the industrial facility wishes to expand the commercial facility and has inquired about terminating Brady Way parallel to its northern property line and acquiring that southern portion of Brady Way (see Attachment "A") to facilitate expanded access and parking to support the expansion project.

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 vacation of a public street and disposition of real property regarding conformity of the proposed vacation and property disposition with the City's General Plan upon receiving information concerning the location, purpose and extent of the vacation and proposed disposition.

The purpose of the proposed vacation of the southern portion of Brady Way, adjacent to 12821 Knott Street, and its sale to the owner of 12821 Knott Street is to transfer the fee simple title of the vacated portion of the street to private ownership for

GENERAL PLAN CONFORMITY DETERMINATION OF PROPOSED SALE OF PROPERTY
OF THE SOUTHERLY PORTION OF BRADY WAY FOR SV-001-2019

expansion of the adjacent commercial property's access and parking. Streets and Highways Code Section 8356 specifically authorizes the City Council to vacate and convey a street that is no longer required for public access to the owner of the land adjacent to the vacated street.

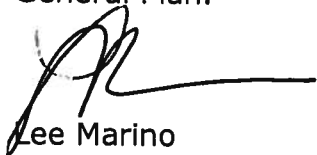
The General Plan Land Use Designation of the property is Industrial/Commercial Mixed Use and the property is located in PUD-104-70 (Planned Unit Development), which implements the Industrial/Commercial Mixed Use Land Use Designation. Use of the vacated portion of the street to provide access and parking to the adjacent commercial property would be consistent with the Industrial/Commercial Mixed Use Land Use Designation, as well as with the other mandatory elements of the General Plan.

California Environmental Quality Act (CEQA):

The vacated portion of the street will continue to maintain various public utility easements (currently gas, electrical, storm drain, water, oil pipeline) which will limit its use to parking lot and vehicle access to the property. Consequently, no major changes to its current use are foreseen or possible without the extreme expense of relocating the underground utilities. Consequently, the vacation and disposition of the subject portion of the street is exempt from CEQA pursuant to Section 15304 (Class 4 Categorical Exemption - Minor Alterations to Land), Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the attached Resolution finding and reporting to the City Council that the proposed vacation and sale of the portion of Brady Way adjacent to 12821 Knott Street is consistent with the City's General Plan.



Lee Marino
Planning Services Manager



By: Chris Chung
Urban Planner

Attachments: Attachment "A"
Planning Commission Resolution

ATTACHMENT "A"



 Proposed Area of Vacation—July 2019

RESOLUTION NO. 5962-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN CONSISTENCY DETERMINATION FOR STREET VACATION NO. SV-001-2019, DETERMINING THAT THE CONTEMPLATED VACATION OF THE SOUTHERN PORTION OF BRADY WAY, SOUTH OF STANFORD AVENUE, AND DISPOSITION OF THE VACATED STREET 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 vacation of a public street and disposition of real property regarding conformity of the proposed vacation and property disposition with the City's General Plan upon receiving information concerning the location, purpose and extent of the proposed vacation and disposition; and

WHEREAS, the City of Garden Grove is contemplating the vacation of the southern portion of Brady Way, located adjacent to 12821 Knott Street, and conveying fee title to the owner of 12821 Knott Street in Garden Grove, California (the "Property"); and

WHEREAS, the Property has a General Plan Land Use Designation of Industrial/Commercial Mixed Use and is located within the PUD-104-70 (Planned Unit Development) Zoning District; and

WHEREAS, the Property is only used for street parking access to 12821 Knott Street as it terminates in a cul-de-sac at the 22 Freeway and it is intended for that property owner to continue to use it for access and parking of vehicles; and

WHEREAS, the Planning Commission received and considered information as to the location, purpose, and extent of the contemplated vacation of the public street and disposition of the Property at its meeting of August 15, 2019.

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 vacation of the public street and disposition of the Property located adjacent to 12821 Knott Street by the City of Garden Grove, depicted in Attachment "A," is consistent with the City of Garden Grove's adopted General Plan.

SECTION 2. The vacation and disposition of the subject portion of the street is categorically exempt from CEQA per Section 15304 (Class 4 Categorical Exemption - Minor Alterations to Land), Section 15060(c)(2), and 15060(c)(3) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.