

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

Special Meeting Minutes  
Thursday, March 17, 2016

CALL TO ORDER: 6:02 p.m.

ROLL CALL:

Chair O'Neill  
Vice Chair Kanzler  
Commissioner Barker  
Commissioner Margolin  
Commissioner Paredes  
Commissioner Zamora

Absent: None.

SELECTION OF CHAIR:

Action: Commissioner O'Neill nominated as Chair by Commissioner Margolin. No further nominations received.

Action: Commissioner O'Neill selected as Chair.

Motion: Margolin Second: Paredes

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

SELECTION OF VICE CHAIR:

Action: Commissioner Kanzler nominated as Vice Chair by Commissioner Margolin. No further nominations received.

Action: Commissioner Kanzler selected as Vice Chair.

Motion: Margolin Second: O'Neill

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (0) None

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

ORAL COMMUNICATIONS – PUBLIC – None.

January 28, 2016 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, O’Neill, Paredes, Zamora  
Noes: (0) None  
Absent: (0) None

The Public Hearing item was taken out of order and heard prior to the Study Session.

PUBLIC HEARING – SITE PLAN TIME EXTENSION NO. SP-016-2014TE1. FOR PROPERTY LOCATED AT 12502 BROOKHURST STREET, SOUTHEAST CORNER OF BROOKHURST STREET AND LAMPSON AVENUE.

Applicant: Razan Ammari  
Date: March 17, 2016

Request: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-016-2014 for the construction of a new, approximately 2,447 square foot, one-story building on a lot improved with an existing, approximately 1,755 square foot, medical office building. The site is in the O-P (Office Professional) zone. The City of Garden Grove recognizes a previous exemption from CEQA.

Action: Public Hearing held. Speaker(s): Alex Irshaid

Action: Resolution No. 5855-16 was approved.

Motion: Zamora Second: Margolin

Ayes: (6) Barker, Kanzler, Margolin, O’Neill, Paredes, Zamora  
Noes: (0) None  
Absent: (0) None

STUDY SESSION – HISTORIC PRESERVATION – Ms. Ricia R. Hager, Esq., of the City Attorney’s office, led the presentation on Historic Preservation. Handouts included the following documents: Drafting Effective Historic Preservation Ordinances, Chapter 10 - Conservation Element of the Garden Grove General Plan 2030, and the City of Garden Grove Comprehensive Historic and Architectural Resources Inventory dated June 1986. One letter was submitted by Josh McIntosh with concerns that the City’s historical resources were being demolished at an alarming rate and that the CEQA requirements for “no significant impact’ and the Mills Act should be considered.

Staff discussed and received input on historic preservation. The Commission then

came to a consensus and directed staff to prepare a memorandum to forward to City Council, which requests City Council to consider giving staff the direction to prepare an Ordinance that would establish a procedure that addresses the demolition and modification of historic properties, and update the City's Comprehensive Historic and Architectural Resources Inventory, which would include Main Street and other areas of the City.

MATTERS FROM COMMISSIONERS: Commissioner Margolin asked for an update on the Inge sign and Chinese Buffet, mentioning also that the traffic signal at Great Wolf was out of sync. Staff responded that there was no movement on the Inge sign; that the Buffet was no longer a viable project; that Chipotle, Wing Stop, Yogurtland and Panda Express were potential projects coming to town; and that the Traffic Engineer would look into the signal.

Vice Chair Kanzler noted that Main Street appeared to have empty stores. Staff responded that some of the tenants were actually offices with no signs.

Commissioner Zamora inquired about the mixed-use area at 9<sup>th</sup> Street and Garden Grove Boulevard. Staff responded that the developer of the Packing House in Anaheim was in negotiations with the City to maintain the homes and convert them to commercial uses.

Commissioner Zamora noted that though there were 'No Parking Tuesday through Sunday 10-6' signs on Taft Street near Costco, people parked there without receiving tickets. Staff encouraged residents to call the Police Department when this occurs.

Commissioner Barker expressed concern with 'temples' in residential homes, which create overcrowding and parking problems. Staff responded that Code Enforcement was reactive and not proactive; that the City promoted the good neighbor policy and tried to educate residents through the code; that temporary large assembly in residential settings was not illegal, such as throwing a party; that addressing the complaints on religious activities was problematic and Federal laws tie the City's hands; and that enforcement was not easy. Chair O'Neill suggested that reminders to be good neighbors be included in water bills.

Commissioner Paredes noted that the Farmer's Market on Main Street was pushed back from Garden Grove Boulevard and difficult to see. Staff suggested he contact Kim Huy, the Director of Community Services.

Commissioner Paredes asked if the Planning Commission had a budget for studies. Staff responded that there was no budget for the Planning Commission and since conducting studies was a budgetary issue, any direction for studies would come from City Council.

Commissioner Paredes asked if solar powered flashing crosswalks could be installed on Garden Grove Boulevard. Staff replied that the City recently installed a HAWK Signal at Twintree and Harbor Boulevard, due to a school request, and that crosswalk

suggestions should be directed to the Traffic Commission.

Vice Chair Kanzler added that the Bicycle Master Plan would look at crosswalk locations, to which staff added that the Bicycle Master Plan was moving forward with a draft version to be out soon, and that a community meeting would be held the end of May.

Commissioner Barker mentioned that Kay Silva passed away.

MATTERS FROM STAFF: Staff stated that there would be no meeting on Thursday, April 7<sup>th</sup> and that the next meeting would be April 21<sup>st</sup> with several items as well as the Code of Ethics and the annual update on the Housing Element and General Plan.

ADJOURNMENT: At 7:52 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, April 7, 2016, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Margolin Second: Zamora

Ayes: (6) Barker, Kanzler, Margolin, O'Neill, Paredes, Zamora  
Noes: (0) None  
Absent: (0) None

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Judith Moore  
Recording Secretary