

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

Regular Meeting Minutes
Thursday, March 5, 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 Chair O'Neill.

ORAL COMMUNICATIONS – PUBLIC: Mr. Craig Durfey commented on the development of a Bicycle Master Plan for the City, the need to increase bike sales, housing and transportation, tripping hazards, and the mobility and safety of bikes. He also distributed a handout on distracted driving.

FEBRUARY 19, 2015 MINUTES:

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

PUBLIC HEARING –VARIANCE NO. V-010-2015. FOR PROPERTY LOCATED AT 12461 HARBOR BOULEVARD, WEST SIDE OF HARBOR BOULEVARD, NORTH OF LAMPSON AVENUE.

Applicant: Inge Realty
Date: March 5, 2015

Request: A request by Inge Realty/Sophie Inge, for Variance approval to deviate from the sign design and removal requirements of Garden Grove Municipal Code Section 9.20.045, in order to allow the existing nonconforming freestanding pylon sign, located at 12461 Harbor

Boulevard (Assessor's Parcel No. 231-455-33), to remain in its current location, partially within the Harbor Boulevard right-of-way. On May 13, 2014, the Garden Grove City Council adopted Ordinance No. 2837, enacting Municipal Code Section 9.20.045 and adopting specified standards for the placement of design of freestanding signs ("Sign Standards") for specified properties located along or near Harbor Boulevard, north of the Garden Grove Freeway, including the applicant's property. Pursuant to Municipal Code Section 9.20.045, existing freestanding signs that have been in place for 15 years or more prior to the effective date of Ordinance No. 2837, and which do not conform to the Sign Standards, are subject to removal and replacement, provided the City pays the owner fair and just compensation to remove and replace the sign with one that conforms to the Sign Standards. The subject sign is an approximately forty-foot (40'-0") tall pylon sign that does not conform to the Sign Standards and which has been in place since approximately 1965. The subject sign is also partially located within the existing public right-of-way. The applicant is requesting relief from the provision of Municipal Code Section 9.20.045 authorizing the City to require the removal of its nonconforming sign upon payment of fair and just compensation by the City and to keep the sign in its current location. The sign is in the PUD-121-98 (Planned Unit Development) zone. The City of Garden Grove has determined that environmental action is not necessary at this time.

Action: Public Hearing held. Speakers: Mr. Michael Shonafelt, Ms. Susan Inge Callahan, Ms. Maureen Blackmun. G. Hassman wrote a letter supporting denial of the Variance, and one letter was written to support the Variance by Attorney Michael Shonafelt of Newmeyer & Dillion, LLP.

Action: Resolution of Denial No. 5842-15 approved.

Motion: Margolin Second: Pak

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

Noes: (1) Zamora

MATTERS FROM COMMISSIONERS: Commissioner Zamora asked for a Study Session on the General Plan. Staff responded that a Study Session would be scheduled for June. Commissioner Zamora then asked staff to explain the role of the Planning Commission in formulating development policy. Staff stated that the Planning Commission does not set City policy, however, it responds reactively and to advanced planning policy such as the new Mixed-Use Zoning Code. Staff added that future Study Sessions would include the Bicycle Master Plan, the General Plan, Conditional Use Permits, Alcohol Licenses, and Traffic.

Commissioner Zamora also mentioned that for several weeks, the Claws restaurant, located near the corner of Brookhurst Street and Chapman Avenue, had overfilled

dumpsters, water in the parking lot from cleaning, and a grease smell. She also added that kids were being dropped off at the gym to ride their skateboards and that their presence was a hazard for drivers. Staff stated that the restaurant matter would be looked into and that the owners of the gym could post signs for riders to leave the property.

Commissioner Paredes asked staff if there were joint Study Sessions with other Commissions. Staff responded that such a meeting rarely occurred and would need to be agendized, and that the Bicycle Master Plan might warrant a joint session.

Vice Chair Kanzler asks if the City had a park master plan. Staff replied no, that the only park plan would be the Open Space Element of the General Plan.

MATTERS FROM STAFF: Staff stated that the Regular Meeting of March 19, 2015 would be cancelled and that the April 2nd meeting would have two items. Staff's handout was a glossary of planning terms and acronyms.

ADJOURNMENT: At 8:40 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, March 19, 2015, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

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

Judith Moore, Recording Secretary