

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

Meeting Minutes
Thursday, July 21, 2016

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Kanzler.

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

ORAL COMMUNICATIONS – PUBLIC – None.

July 7, 2016 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Zamora

Ayes: (5) Barker, Margolin, Nuygen, Paredes, Zamora

Noes: (0) None

Abstain: (1) O'Neill

Absent: (1) Kanzler

PUBLIC HEARING – SITE PLAN NO. SP-026-2016 AND CONDITIONAL USE PERMIT NO. CUP-342-11 (REV. 2016). FOR PROPERTY LOCATED AT 10832 KATELLA AVENUE, SOUTHEAST CORNER OF KATELLA AVENUE AND DINO CIRCLE.

Applicant: Shawerma Go., Inc. dba Cairo Restaurant and Cafe

Date: July 21, 2016

Request: Site Plan approval to construct a new 960 square foot steel-framed patio cover over an existing outdoor customer patio dining area for an existing restaurant, Cairo Restaurant and Café. This establishment was approved under Conditional Use Permit No. CUP-342-11, to operate as a restaurant with accessory hookah lounge activity in the outdoor patio

area. The proposal includes a request to modify the approved plans, under CUP-342-11, to allow the construction and use of the proposed patio cover. The site is in the NMU (Neighborhood Mixed Use) zone. The project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Ahmed Rakha

Action: Resolution No. 5866-16 was approved.

Motion: Zamora Second: Barker

Ayes: (6) Barker, Margolin, Nuygen, O’Neill, Paredes, Zamora

Noes: (0) None

Absent: (1) Kanzler

MATTERS FROM COMMISSIONERS: Commissioner Paredes mentioned that a resident noted several fires had occurred in businesses and asked staff if there were regulations for businesses to have their wiring and air ducts checked regularly. Staff responded that the McDonalds fire at Westminster Avenue and Brookhurst Street was due to circuit breakers; that the fire at the restaurant at Chapman Avenue and Brookhurst Street was caused by grease rags not stored properly; that the Fire Department was experiencing more fire incidents; and, fire-preventative work for fire safety was done by one-year and three-year inspections.

Commissioner Paredes then inquired about the Bike/Pedestrian Master Plan. Staff responded that an Active Transportation Leadership Project community meeting for the plan was scheduled for next Tuesday, July 26th, from 6:30 to 8:30 p.m. in the Council Chambers, and that the plan would come before the Commission and City Council in the fall.

Chair O’Neill mentioned the Police Department’s Neighborhood Watch Ice Cream Social on Tuesday, August 2nd, from 6:00 to 8:00 p.m., at the King of Kings Church, located at 13431 Newhope Street. Guests should bring their own chairs.

MATTERS FROM STAFF: Staff responded to a previous inquiry regarding bus shelter maintenance and stated that maintenance was provided by an outside company, and if required, a person could call Raquel Manson in Public Works at 714-741-5554. Also, to shelter a bus stop, the company and Public Works would look at traffic, and if needed, a request would be put in and a budget allocated. Staff would also consider a community request or petition, which would prompt a study.

Staff then replied to a previous inquiry in regard to street lights and the person to contact would be Ana Neal in Public Works at 714-741-5176.

Staff then mentioned that the City was still in Stage 2 of the water drought; that residents were complying; and that it is too soon to go back to Level 1 per Bill Murray

of Public Works.

Commissioner Margolin asked when the Site C hotel would come before the Planning Commission. Staff explained that the original developer entered into an agreement with the Shanghai Group; that plans would need to be finalized prior to the public hearing process; and that the deadline for construction was the first part of 2018.

In regard to the Galleria, the parties were still in court, however, there was definite interest, and there did not seem to be problems with kids getting inside the fencing, but graffiti covered the inside walls.

Commissioner Barker added that he read on Facebook that homeless had made an encampment on the first floor.

Staff then mentioned that the new McDonalds was open on Valley View Street.

ADJOURNMENT: At 7:25 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, August 4, 2016, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion:	O'Neill	Second:	Margolin
Ayes:	(6)	Barker, Margolin, Nuygen, O'Neill, Paredes, Zamora	
Noes:	(0)	None	
Absent:	(1)	Kanzler	

Judith Moore
Recording Secretary