

GARDEN GROVE PLANNING COMMISSION
Courtyard Center, 12732 Main Street, Garden Grove, CA 92840

Regular Meeting Minutes
Thursday, September 3, 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: Mai, Zamora

PLEDGE OF ALLEGIANCE: Led by Commissioner Margolin.

ORAL COMMUNICATIONS – PUBLIC: None.

AUGUST 20, 2015 MINUTES:

Action: Received and filed with amendments.
Motion: Margolin Second: Kanzler
Ayes: (5) Kanzler, Margolin, O'Neill, Pak, Paredes
Noes: (0) None
Absent: (2) Mai, Zamora

CONTINUED PUBLIC HEARING – VARIANCE NO. V-011-2015. FOR PROPERTY LOCATED AT 11102 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF EUCLID STREET.

Applicant: David Webber
Date: September 3, 2015

Request: Variance approval to deviate from the required number of parking spaces, Municipal Code Section 9.18.140.030 (Parking Spaces Required), and to reduce the required percentage of landscaping for surface parking lots, Municipal Code Section 9.18.140.070.b.1.a (Surface Parking Lot Landscaping), to allow the operation of a new 14,300 square foot restaurant/eating establishment, East Seafood Buffet. The site is in the CC-3 (Civic Center Core) zone. This project is

exempt pursuant to CEQA Section 15301 – Existing Facilities and 15332 – In-Fill Development Projects.

Action: Public Hearing held. Speaker(s): David Webber. Rick Jerabek of Costco Wholesale submitted a letter in favor of the request.

Action: Resolution of Approval No. 5848-15 approved.

Motion: Kanzler Second: Pak

Ayes: (3) Kanzler, Pak, Paredes

Noes: (2) Margolin, O'Neill

Absent: (2) Mai, Zamora

PUBLIC HEARING – AMENDMENT NO. A-014-2015. CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE

Date: September 3, 2015

Request: A request by the City of Garden Grove for adoption of zoning text amendments to portions of Chapters 9.04 (Definitions), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), and 9.18 (Mixed Use Regulations and Development Standards) of Title 9 of the Garden Grove Municipal Code to update the references, definitions, development standards, and operational conditions in the City's Land Use Code, pertaining to massage establishments and other types of uses at which massage services are provided, to be consistent with the City Massage Regulations set forth in Chapter 5.12 of the Garden Grove Municipal Code and the State Massage Therapy Act. Pursuant to the proposed Amendment, massage establishments would be treated as a separate commercial use, rather than as an adult entertainment business, and would be permitted to be located in the C-2 (Community Commercial), GGMU-1,2,3 (Garden Grove Boulevard Mixed Use), and NMU (Neighborhood Mixed Use) zones, subject to approval of a Conditional Use Permit, provided they are not located within 1000 feet of another massage establishment, meet specified development, operational, and minimum parking standards, possess a valid and current massage operator's permit issued by the Police Chief, and comply with all other requirements of the City Massage Regulations in Chapter 5.12. Existing legally established and permitted massage establishments would be deemed legal nonconforming uses that are subject to the provisions of Chapter 5.12 (Massage Regulations) and Chapter 9.36 (Nonconformities) of the Garden Grove Municipal Code. The proposed Amendment would also update the definitions, references, conditions and standards applicable to Athletic and Health Clubs, Spas or Gyms

that provide massage services, and would permit massage services to be provided as part of a salon, spa or similar facility located in, and incidental to the operation of, a Hotel that contains at least one hundred fifty (150) rooms located anywhere in the City. The Planning Commission will make a recommendation to the Garden Grove City Council regarding the proposed Amendment and a determination that it is exempt from the California Environmental Quality Act.

Action: Public Hearing held. Speaker(s): None.

Action: Resolution No. 5849-15 approved.

Motion: Kanzler Second: Paredes

Ayes: (5) Kanzler, Margolin, O'Neill, Pak, Paredes

Noes: (0) None

Absent: (2) Mai, Zamora

MATTERS FROM COMMISSIONERS: Vice Chair Kanzler asked staff if it was feasible to provide an updated parking study for the City. Staff responded that because of the expense of a study, direction would be needed from City Council; that the Mixed Use Code included additional standards; and that an updated residential parking study was done about ten years ago.

Commissioner Pak asked for an update on the Galleria and Brookhurst Triangle projects. Staff responded that the City was still waiting on the Galleria parties to agree on a developer, and that the Brookhurst Triangle plan check was near completion.

Commissioner Margolin asks staff about the Galleria time extensions. Staff replied that at City Council two weeks ago, representatives of a new developer and the bank indicated they were close to signing an agreement, and that if the parties did not enter into a deal, the only option for the City would be to order the demolition of the structure, which could be costly, disruptive and dangerous.

Commissioner Paredes thanked staff for assisting with his graffiti removal request.

Chair O'Neill thanked everyone for their patience with the Variance and wished everyone a safe holiday weekend.

MATTERS FROM STAFF: Staff distributed large copies of the General Plan map and Zoning map and gave a brief description of the September 17th Planning Commission items, adding that the October 1st meeting would be a CEQA (California Environmental Quality Act) Study Session to begin at 6:30 p.m. Staff also mentioned that Karl Hill was the new Acting Community Development Director and Lee Marino was the new Acting Planning Services Manager.

ADJOURNMENT: At 7:55 p.m. to the next Regular Meeting of the Garden Grove

Planning Commission on Thursday, September 17, 2015, at 7:00 p.m. in the Courtyard Center, 12732 Main Street, Garden Grove.

Motion: O'Neill Second: Pak

Ayes: (5) Kanzler, Margolin, O'Neill, Pak, Paredes

Noes: (0) None

Absent: (2) Mai, Zamora

Judith Moore, Recording Secretary