

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

Meeting Minutes
Thursday, January 21, 2021

CALL TO ORDER: 7:04 p.m.

ROLL CALL:

Chair Lehman
Vice Chair Perez
Commissioner Le
Commissioner Lindsay
Commissioner Ramirez
Commissioner Soeffner

Absent: Lehman

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

ORAL COMMUNICATIONS – PUBLIC – None.

November 19, 2020 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Ramirez

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

Noes: (0) None

Absent: (1) Lehman

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. GPA-001-2021, AMENDMENT NO. A-030-2021, AND SITE PLAN NO. SP-093-2021 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, EAST OF LORALEEN STREET AT 9312 CHAPMAN AVENUE.

Applicant: JULIE H. VU

Date: January 21, 2021

Request: A request to develop a 20,500 square foot lot with a new multiple-family residential project consisting of a six (6) unit apartment building. The specific land use entitlement approvals requested include: (i) Amendment to rezone the property from R-1 (Single-Family Residential)

to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (ii) General Plan Amendment to amend the General Plan Land Use Designation of the property from LDR (Low Density Residential) to MDR (Medium Density Residential) to facilitate the development of the residential project; and (iii) Site Plan to construct the six (6) unit apartment building along with associated site improvements. The site is located at 9312 Chapman Avenue (Assessor's Parcel No. 133-082-27). In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Resolution Nos. 6012-21 (GPA/A) and 6013-21 (SP) were approved.

Motion: Ramirez Second: Lindsay

Ayes: (5) Le, Lindsay, Perez, Ramirez, Soeffner
Noes: (0) None
Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-094-2021 AND CONDITIONAL USE PERMIT NO. CUP-197-2021 FOR PROPERTY LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF KNOTT STREET, AT 6911 GARDEN GROVE BOULEVARD.

Applicant: FREEWAY EXPRESS WASH, LLC
Date: January 21, 2021

Request: Conditional Use Permit approval to convert a full-service car wash into a self-service automatic car wash, along with Site Plan approval to demolish an existing office building with an attached fueling canopy to allow the installation of self-service vacuum stations and equipment improvements in the car wash tunnel, which is being reversed for improved vehicular circulation. The site is in the PUD-105-73 (Planned Unit Development) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 – Existing Facilities and 15303 – New Construction or Conversion of Small Structures.

Action: Resolution No. 6014-21 was approved.

Motion: Lindsay Second: Ramirez

Ayes: (5) Le, Lindsay, Perez, Ramirez, Soeffner
Noes: (0) None
Absent: (1) Lehman

PUBLIC HEARING – AMENDMENT NO. A-027-2020, CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE
Date: January 21, 2021

Request: A request by the City of Garden Grove to amend the provisions of Title 9 (Zoning) of the Garden Grove Municipal Code pertaining to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to conform to State Law. This project is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Sections 15282(h) and 15061(b)(3).

Action: Resolution No. 6015-21 was approved.

Motion: Lindsay Second: Ramirez

Ayes: (5) Le, Lindsay, Perez, Ramirez, Soeffner
Noes: (0) None
Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-092-2021 AND TENTATIVE PARCEL MAP NO. PM-2018-122 FOR PROPERTY LOCATED ON A THROUGH-LOT WITH STREET FRONTAGES ON BOTH LAMPSON AVENUE AND SUNGROVE CIRCLE, WEST OF HASTER STREET, AT 12872 LAMPSON AVENUE.

Applicant: LIEU NGUYEN & HIEU TRAN
Date: January 21, 2021

Request: Tentative Parcel Map and Site Plan approval for the subdivision of an existing property in order to construct two (2) new single-family residences at 12872 Lampson Street. The subdivision will split the existing 14,400 square foot property into two (2) parcels of 7,200, with one (1) parcel ultimately reduced to 6,916 square feet after a street dedication. The first home will be 3,182 square feet, with six (6) bedrooms, four (4) bathrooms, a kitchen, living room, family room, dining room, and a three-car garage. The second home will be 3,247 square feet, with four (4) bedrooms, four (4) bathrooms, a kitchen, family room, dining room, living room, and a two-car garage. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 – New Construction or Conversion of Small Structures and 15315 – Minor Land Divisions.

Action: Resolution No. 6016-21 was approved.

Motion: Lindsay Second: Perez

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

Noes: (0) None

Absent: (1) Lehman

ITEM FOR CONSIDERATION - A request to modify the front building façade (west elevation) of the existing building located at 12936 Main Street to accommodate the establishment of a new coffee and tea shop, Phuc Long Coffee and Tea. The site is in the CC-2 (Civic Center Main Street) zone.

Action: Resolution No. 6017-21 was approved.

Motion: Perez Second: Lindsay

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

Noes: (0) None

Absent: (1) Lehman

MATTERS FROM COMMISSIONERS: Commissioner Soeffner asked for an update on the Cottage Industries project as restaurant leasing signs were posted. Staff stated that the developers were actively working on procuring tenants; update meetings occur bi-weekly with Staff and the developers; and proposed changes to some uses may require Planning Commission consideration.

Vice Chair Perez asked if this was the Commission's last meeting together. Staff responded that Commissioners are to remain seated until further notice, and that the next City Council meeting on January 26th would address Commission appointments.

MATTERS FROM STAFF:

UPDATE ON HOUSING ELEMENT PUBLIC OUTREACH: Staff provided an update on the Housing Element and RHNA (Regional Housing Needs Allocation), which covered an overview of the Housing Element, Sites Inventory, Strategies, Garden Grove Public Engagement Plan, Stakeholders, Surveys, types of Outreach Activities, a Chronology of the RHNA process, an OCCOG (Orange County Council of Governments) update, and a SCAG (Southern California Association of Governments) update on the appeal of the RHNA numbers allocations.

Vice Chair Perez thanked staff for accepting her community outreach suggestions for the Housing Element.

Staff introduced Intelligence Officer Pete Arellano of the Police Department, who is replacing Vince Vaicaro for all planning-related matters. Staff then mentioned the February 4th Planning Commission meeting would be cancelled, with the next scheduled meeting to be February 18th.

ADJOURNMENT: At 8:42 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, February 18, 2021, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary