

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

Meeting Minutes  
Thursday, February 18, 2021

CALL TO ORDER: 7:04 p.m.

ROLL CALL:

Commissioner Arestegui  
Commissioner Cunningham  
Commissioner Lehman  
Commissioner Lindsay  
Commissioner Perez  
Commissioner Ramirez  
Commissioner Soeffner

Absent: Lehman

PLEDGE OF ALLEGIANCE: Led by Commissioner Arestegui.

SELECTION OF CHAIR:

Action: Commissioner Ramirez nominated Commissioner Perez for Chair with a second from Commissioner Lindsay.

Action: Motion approved with a 6-0 vote as follows:

Ayes: (6) Arestegui, Cunningham, Lindsay, Perez, Ramirez, Soeffner  
Noes: (0) None  
Absent: (1) Lehman

Commissioner Perez assumed the duties of Chair.

SELECTION OF VICE CHAIR:

Action: Commissioner Ramirez nominated Commissioner Lindsay for Vice Chair, with a second from Chair Perez.

Action: Motion approved with a 5-1 vote as follows:

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Ramirez  
Noes: (1) Soeffner  
Absent: (1) Lehman

ORAL COMMUNICATIONS – PUBLIC – Staff read into the record the titles of documents submitted by Craig Durfey via email:

“Poor Urban Planning for Green Space to Prevent Increase by 55% Long Term Children Exposure to lack of Park Green S pace./ and GGUSD Public Comments 02-16-2021”

“The 2020 Budget: Resources and Environmental Protection”

“Commission Teleconference Meeting, October 22, 2020: PowerPoint – Every Young Heart and Mind: Schools as Centers of Wellness, along with a letter from Senator Jim Beall”

JANUARY 21, 2021 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Ramirez

Ayes: (6) Arestegui, Cunningham, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Lehman

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, SITE PLAN NO. SP-096-2021, CONDITIONAL USE PERMIT NO. CUP-200-2021, TENTATIVE PARCEL MAP NO. PM-2020-174, AND VARIANCE NO. V-032-2021 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET, AT 9852 CHAMPMAN AVENUE.

Applicant: EPD SOLUTIONS, INC.

Date: February 18, 2021

Request: Site Plan approval to demolish a 76,000 square foot, vacant grocery store building (formerly Vons Pavilion), to construct an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, a 11,200 square foot restaurant pad building, and a 51,280 square foot multi-tenant building. Also, Conditional Use Permit approval to operate and construct the drive-thru restaurant pad building, Variance approval to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement for any gross building footprint of structures at ground level to not exceed 40,000 square feet of contiguous floor area, and Tentative Parcel Map approval to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (9,459 square feet) parcel for the proposed drive-thru restaurant pad building. The site is in the NMU

(Neighborhood Mixed Use) zone. In conjunction with the request, the Planning Commission will also consider the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Resolution No. 6018-21 was approved.

Motion: Lindsay Second: Cunningham

Ayes: (6) Arestegui, Cunningham, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Lehman

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2020 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT:

Action: Received and filed.

Motion: Lindsay Second: Ramirez

Ayes: (6) Arestegui, Cunningham, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Lehman

MATTERS FROM COMMISSIONERS: After Commissioner Arestegui expressed that she looked forward to learning from experienced Commissioners, Chair Perez led a round of introductions for new and returning Commissioners and staff.

MATTERS FROM STAFF: Staff gave a brief description of the agenda items for the March 4<sup>th</sup> Planning Commission meeting; the Assistant City Attorney reminded the Commission of Brown Act rules should they decide to gather as a group; and Vice Chair Lindsay was referred to Engineering staff for a question regarding recent underground utilities areas in the City where the 'patches' were starting to 'dip'.

ADJOURNMENT: At 8:07 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, March 4, 2021, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore, Recording Secretary