

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

Meeting Minutes
Thursday, February 20, 2020

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Perez.

Commissioner Perez joined the meeting at 7:02 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

ORAL COMMUNICATIONS – PUBLIC – Mr. Craig Durfey provided multiple handouts and spoke on topics such as safe routes to school, safe walking and biking, the need for green space, dog parks, bike racks, climate change, traffic, Measure O, and the need to have a master list on grants available and the status of those awarded to the City.

SELECTION OF CHAIR:

Action: Commissioner Lindsay nominated Commissioner Lehman for Chair.

Action: Motion approved with a 7-0 vote as follows:

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None

SELECTION OF VICE CHAIR:

First Nomination:

Action: Commissioner Soeffner nominated himself for Vice Chair.

Action: Motion failed with a 1-0 vote as follows:

Ayes: (1) Soeffner

Noes: (0) None

Abstain: (6) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez

Second Nomination:

Action: Commissioner Lindsay nominated Commissioner Perez for Vice Chair.

Action: Motion approved with a 5-0 vote as follows:

Ayes: (5) Le, Lehman, Lindsay, Nguyen, Ramirez

Noes: (0) None

Abstain: (2) Perez, Soeffner

Commissioner Lehman assumed the duties of Chair.

February 6, 2020 MINUTES:

Action: Received and filed.

Motion: Perez Second: Nguyen

Ayes: (7) Le, Lehman, Lindsay, Perez, Nguyen, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – TENTATIVE TRACT MAP NO. TT-17455 (AMENDED 2020) FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF HARBOR BOULEVARD AND TWINTREE LANE, WEST OF CHOISSER ROAD AT 12222, 12252, 12262, 12272, 12292 AND 12302 HARBOR BOULEVARD; 12511, 12531, 12551 AND 12571 HARBOR BOULEVARD; 12233, 12235, 12237 AND 12239 CHOISSER ROAD.

Applicant: DANNY WEI

Date: February 20, 2020

Request: Planning Commission approval of an amendment to Tentative Tract Map No. TT-17455, which was previously approved in 2017, to re-configure fifteen (15) existing parcels to facilitate the development of the Site C Project. The amended Tentative Tract Map will further subdivide the commercial lots for the Site C Project from the previous approval of two (2) commercial lots to four (4) commercial lots for financing purposes.

The potential environmental impacts of the proposed Project were analyzed pursuant to the California Environmental Quality Act (CEQA) in the Subsequent Mitigated Negative Declaration adopted in 2017 and

related Addendum adopted in 2019. Nor further environmental review is required. (Public Resources Code §21166; CEQA Guidelines §15162).

Action: Resolution No. 5977-20 was approved with Supplemental Conditions of Approval distributed to the Commission.

Motion: Ramirez Second: Lindsay

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – VARIANCE NO. V-030-2020 FOR PROPERTY LOCATED AT THE END OF THE CUL-DE-SAC ON SORRELL DRIVE, SOUTH OF BANNER DRIVE AT 11831 TRASK AVENUE.

Applicant: GEORGE AND BEVERLY PARAS

Date: February 20, 2020

Request: In order to facilitate the construction of a single-family dwelling on a residential lot (Assessor’s Parcel No. 100-352-33), a request to reinstate the previously approved entitlement under Variance No. V-020-2018, which allowed: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Sections 15061(b)(3) – Review for Exemption and 15305 – Minor Alterations in Land Use Limitations.

Action: Resolution No. 5979-20 was approved.

Motion: Lindsay Second: Le

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-177-2020 FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND GILBERT STREET AT 9446 GARDEN GROVE BOULEVARD.

Applicant: QING GENG

Date: February 20, 2020

Request: Conditional Use Permit approval to operate a new 1,510 square foot massage establishment, Rainbow Massage, within an existing multi-

tenant commercial shopping center. The site is in the GGMU2 (Garden Grove Mixed Use 2) 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 Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Resolution No. 5980-20 was approved.

Motion: Ramirez Second: Nguyen

Ayes: (5) Lehman, Lindsay, Nguyen, Perez, Ramirez
Noes: (1) Soeffner
Abstain: (1) Le

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2019 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT:

Action: Received and filed. Staff report explained the Southern California Association of Governments (SCAG) state law formula for determining the required number of 747 housing units for the seven year period (2014-21) for the Regional Housing Needs Allocation (RHNA). Criteria included population growth, income level, and current housing. In this sixth year, 681 units have been provided.

Motion: Lindsay Second: Soeffner

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None

MATTERS FROM COMMISSIONERS: Vice Chair Perez asked if the Planning Commission could ask the City Council to limit the number of massage establishments in the City. Staff replied that the topic could be added to a future Planning Commission agenda, with a memo then transmitted to City Council. With a consensus from the Commission, the item would be added to a future agenda.

Commissioner Soeffner mentioned that the gate was open on Brady Way allowing trucks through to the distribution warehouse. Staff agreed that per the land use approval, the gate should be closed. City staff were aware of the situation and would continue with the follow up.

Commissioner Lindsay also acknowledged the traffic congestion in the area as well as on Stanford Avenue and Lampson Avenue, and noted that construction vehicles for Pacifica High School were using the surrounding neighborhood.

Vice Chair Perez mentioned the approved cell tower, near Harbor Boulevard and the 22 Freeway, was not installed yet and the building was covered in graffiti. She asked staff for the typical time frame for graffiti removal. Staff replied 72 hours.

Commissioner Ramirez expressed that only public property graffiti could be reported on the City's app, and that private property graffiti required a phone call to the City. He asked if all graffiti could be reported on the app. Staff would contact the City's IT department for a possible upgrade to the app.

Commissioner Soeffner asked for an update on the Cottage Industries project. Staff responded that Plans for Phase 2 would be submitted in the next few weeks, with building permits for Phase 1 pulled not long after.

MATTERS FROM STAFF:

2020 GARDEN GROVE ACTIVE DOWNTOWN PLAN (GGADP): Consultants Frank Berrera and Karen Thai gave a general outline of the goals, outreach, and vision of the City Council-approved GGADP. Points included Mobility Access, Art & Downtown Culture, Community Health & Safety, active streets, a master plan for bikes and pedestrians, community input, the online social media campaign, downtown focused corridors (ie., Acacia Parkway, 9th Street, Stanford Avenue, Nelson Street, Main Street, Euclid Street, and Garden Grove Boulevard), enhancing pedestrian visibility, and lastly, the need to ensure the recommendations were feasible as funds, such as grants, become available.

Chair Lehman noted that high-visibility crosswalks were needed throughout the City.

Staff gave a brief description of the items for the March 5th and 19th Planning Commission meetings.

ADJOURNMENT: At 8:18 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, March 5, 2020, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary