

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

Meeting Minutes
Thursday, March 4, 2021

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

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

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Lehman.

ORAL COMMUNICATIONS – PUBLIC – None.

February 18, 2021 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Arestegui
Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner
Noes: (0) None

PUBLIC HEARING – NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2021, PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/REV. 2021), SITE PLAN NO. SP-097-2021 FOR PROPERTY LOCATED ON THE WEST SIDE OF VALLEY VIEW STREET, SOUTH OF CHAPMAN AVENUE AT 12141 VALLEY VIEW STREET.

Applicant: CINEMAS MANAGEMENT, INC.
Date: March 4, 2021

Request: A request to redevelop a 2.15-acre site, currently improved with a bowling alley building, through the re-purposing of the existing bowling alley with new commercial retail and restaurant uses, and the

construction of a new pad drive-thru restaurant. As part of the project, the Planning Commission will consider a recommendation that the City Council (i) approve a General Plan Amendment to change the land use designation of the project site from Civic Institution to Light Commercial, and (ii) approve a text amendment to Planned Unit Development No. PUD-104-73 (REV. 2018) to expand the commercial uses that are permitted to also include the uses permitted in the C-1 zoning district, and to modify the sign requirements of the PUD to allow for multiple-tenant sign cabinets on the existing pole sign. The Planning Commission will also consider approval of a Site Plan to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to (i) accommodate an anchor tenant of 12,082 square feet, and three (3) new restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and (ii) construct a new 2,000 square foot pad drive-thru restaurant with related site improvements. The site is in the PUD-104-73 (REV. 2018) zone. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration.

Action: Resolution Nos. 6019-21 (GPA/PUD) and 6020-21 (SP) were approved with one amendment to the Conditions of Approval in regard to landscaping at the West wall between the property and residences, to provide sufficient landscaping for sound absorption and as a graffiti deterrent. The suggested plant types were 3-5 gallon vines in the half-diamond planters and one gallon, 5'-0" on-center, Boston Ivy or Creeping Fig in other planters.

Motion: Lindsay Second: Lehman

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

MATTERS FROM COMMISSIONERS: Chair Perez encouraged the use of landscaping as a graffiti deterrent in future cases, as well as generally in the City, as significant graffiti could be found throughout the City.

Vice Chair Lindsay commented that he had caught a graffiti tagger, who was subsequently arrested and charged with felony vandalism. He then announced that he and several Council Members purchased graffiti removal materials for a clean-up on Saturday, March 6th at 3:00 p.m. on Palm Vista.

Chair Perez mentioned the County of Orange Public Health Agency partnered with Mecca to create a community equity collaborative to increase the number of vaccinations for residents in the cities of Santa Ana, Anaheim, and Garden Grove. The number to call for an appointment at the Santa Ana College POD is (714) 278-4670.

MATTERS FROM STAFF: Staff stated the March 18th Planning Commission meeting would be cancelled and the April 1st meeting would include presentations on the Code of Ethics and the Brown Act. Staff then commented that the RHNA appeals for the cities of Riverside and Pico Rivera were approved, resulting in approximately 3,000 units being distributed throughout the region. Garden Grove's RHNA number was increased by 46 units.

ADJOURNMENT: At 7:49 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, April 1 2021, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary