

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

Meeting Minutes
Thursday, May 7, 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: None.

ORAL COMMUNICATIONS – PUBLIC – None.

April 16, 2020 MINUTES: To be available for consideration at the June 4, 2020 Planning Commission meeting.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-182-2020 FOR PROPERTY LOCATED EAST OF EUCLID STREET, NORTH OF BIXLER CIRCLE, AT 11832 EUCLID STREET.

Applicant: WILLY KAZIMI OBO ATT WIRELESS
Date: May 7, 2020

Request: Conditional Use Permit approval to allow the construction and operation of a sixty-foot (60') tall stealth wireless telecommunication facility disguised as a pine tree (mono-pine), with related ground-mounted equipment. The site is in the R-1 (Single-Family Residential) 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 Section 15303 – New Construction or Conversion of Small Structures.

Action: Resolution No. 5983-20 was approved. One letter of opposition was submitted by Keith and Rinske Colton in regard to health risks.

Motion: Ramirez Second: Nguyen

Ayes: (6) Le, Lehman, Lindsay, Nguyen, Ramirez, Soeffner
Noes: (1) Perez

Vice Chair Perez recused herself at 7:28 p.m. due to a potential conflict of interest.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-184-2020 FOR PROPERTY LOCATED ON SOUTHWEST CORNER OF WESTMINSTER AVENUE AND LAKE STREET AT 10602 WESTMINSTER AVENUE.

Applicant: DS LE INC.
Date: May 7, 2020

Request: Conditional Use Permit approval to operate an existing service station, OC Gas, with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer & Wine) License. The site is in the C-1 (Neighborhood Commercial) 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. 5984-20 was approved.

Motion: Lindsay Second: Nguyen

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

Vice Chair Perez rejoined the meeting at 7:35 p.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-185-2020 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF BROOKHURST STREET AND GARDEN GROVE BOULEVARD AT 10130 GARDEN GROVE BOULEVARD.

Applicant: TINA NGUYEN
Date: May 7, 2020

Request: Conditional Use Permit approval to upgrade the current State Alcoholic Beverage Control (ABC) License from a Type "41" (Off-Sale, Beer and Wine – Eating Place) License to a Type "47" (On-Sale, General – Eating Place) License, for an existing restaurant, Oc & Lau. The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) 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. Upon approval and exercise of the subject request, the Conditional Use permit previously

governing the tenant space, CUP-013-2014, shall be revoked and become null and void.

Action: Resolution No. 5985-20 was approved. The applicant was not present, however, staff received an email acknowledging agreement with the Conditions of Approval.

Motion: Le Second: Perez

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

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-083-2020 FOR PROPERTY LOCATED WEST OF ADELLE STREET, BETWEEN GARDEN GROVE BOULEVARD AND ACACIA AVENUE AT 12881 ADELLE STREET

Applicant: MARK TRAN
Date: May 7, 2020

Request: Site Plan approval to demolish an existing duplex (two detached units) and an existing garage, to construct a new attached, three-story, four-unit (quadplex) apartment building. The site is in the GGMU-2 (Garden Grove Boulevard 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 15303 – New Construction or Conversion of Small Structures.

Action: Resolution No. 5986-20 was approved. One letter of support was submitted by Sonja Trauss. Commission asked staff to meet with the applicant to review affordable housing requirements.

Motion: Lindsay Second: Le

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

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-084-2020 AND TENTATIVE PARCEL MAP NO. PM-2020-112 FOR PROPERTY LOCATED BETWEEN MACMURRAY AND MAGNOLIA STREETS, NORTH OF CHAPMAN AVENUE AT 11841 MAGNOLIA STREET.

Applicant: THAI VIEN NGUYEN & ANH M. THAI
Date: May 7, 2020

Request: Site Plan approval to construct two (2) new single-family residences with each home to be 3,175 square feet, with 5 bedrooms, 5 baths, kitchen, living room, family room, dining room, and a 706 square foot three-car garage, along with a minor deviation for the maximum number of permitted bathrooms per bedroom. Also, a request for Tentative Parcel Map approval to subdivide the existing 15,552 square foot property into two (2) equal parcels of 7,776 square feet each. The site is in the R-1-7 (Single-Family Residential) 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 15315 – Minor Land Divisions.

Action: Resolution No. 5987-20 was approved. One letter of support was submitted by Sonja Trauss. One letter of concern was submitted by Elizabeth Nunez in regard to parking impacts.

Motion: Perez Second: Lindsay

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

Noes: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-186-2020 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF ACACIA AVENUE BETWEEN NUTWOOD AVENUE AND JOY STREET AT 10527 GARDEN GROVE BOULEVARD.

Applicant: PHASE DIAGNOSTICS, INC.

Date: May 7, 2020

Request: Conditional Use Permit approval to operate a new “Industry, Standard” use, Phase Diagnostics, Inc., which specializes in research and development of novel sample preparation and diagnostic technologies and products, including the manufacturing and wholesales of life science research tools. The site is in the A-R (Adaptive Reuse) 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. 5988-20 was approved. The applicant was not present, however, staff received an email acknowledging agreement with the Conditions of Approval.

Motion: Perez Second: Nguyen

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

Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Lindsay mentioned that single-family homes needed more than four bathrooms. Commissioner Nguyen agreed.

MATTERS FROM STAFF: Staff mentioned that the May 21st Planning Commission meeting would be cancelled and that the next meeting was June 4th.

ADJOURNMENT: At 8:23 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, June 4, 2020, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary