

GARDEN GROVE PLANNING COMMISSION
A/B Room, Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Special Meeting Minutes
Thursday, May 20, 2021

CALL TO ORDER: Study Session - 6:19 p.m.

ROLL CALL PLANNING COMMISSION:

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

Absent: Cunningham, Lehman, Ramirez

Commissioner Cunningham joined the meeting at 6:32 p.m.

STAFF STUDY SESSION ON HOUSING ELEMENT UPDATE – HOUSING POLICIES AND PROGRAMS:

Staff gave a brief overview on the Housing Element Update for Housing Policies and Programs. Roy English and Celeste Martinez-Rivero expressed their concerns for lack of affordable housing in desirable areas near jobs and schools; that Accessory Dwelling Units (ADU's) should be included in the Housing Element; and the homeless are on streets and in encampments. Jose Rodriguez, the MIG Consultant, gave a general outline of the Housing Element touching on the overall Agenda, engagement, sites inventory, Environmental Justice and Safety Elements, updating the zoning code, Regional Housing Needs Assessment (RHNA), Housing Rehab grants, Code Enforcement programs, affordable housing constructions, rental assistance, home ownership/rentals, Fair Housing services, Special Need housing, homeless services, accomplishments, new programs, and the next steps, which include additional public review, and a public hearing in the Fall. Chair Perez suggested streamlining the ADU process and pushing to fund the conversions of motels for the homeless with the units counted toward the City's RHNA allocation.

ADJOURNMENT: The Study Session was adjourned at 6:52 p.m. Chair Perez called for a recess.

CALL TO ORDER: Planning Commission – 7:00 p.m.

ROLL CALL PLANNING COMMISSION:

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

Absent: Lehman, Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Cunningham.

ORAL COMMUNICATIONS – PUBLIC – None.

May 6, 2021 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Soeffner

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Soeffner
Noes: (0) None
Absent: (2) Lehman, Ramirez

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-339-11 (REV. 2020) FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTERN AVENUE AND LAMPSON AVENUE AT 12552 WESTERN AVENUE.

Applicant: THE MAP SPORTS FACILITY
Date: May 20, 2021

Request: A six (6) month review of the operation of an existing indoor sports facility, MAP Sports Facility, located at 12552 Western Avenue (Assessor's Parcel No. 215-032-01), to assess its compliance with the Conditions of Approval under Conditional Use Permit No. CUP-339-11 (REV. 2020). The site is in the M-P (Industrial Park) Zone.

Action: One letter was submitted by Container Supply, which expressed continued parking concerns and suggested the City require The Map to hire a security guard at the entrance to prevent further parking issues. With the request for a security guard already an existing Condition of Approval, if needed, the parking concerns were decided to be a civil matter and the Commission determined that no further action was required by the City.

Motion: Lindsay Second: Cunningham

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Soeffner

Noes: (0) None

Absent: (2) Lehman, Ramirez

Chair Perez declared a recess at 7:58 p.m. The meeting reconvened at 8:05 p.m.

PUBLIC HEARING – SITE PLAN NO. SP-100-2021 AND VARIANCE NO. V-033-2021 FOR PROPERTY LOCATED ON THE EAST SIDE OF MONARCH STREET, BETWEEN ACACIA AVENUE AND LAMPSON AVENUE, AT 12822 MONARCH STREET.

Applicant: YEMI ALADE (REXFORD INDUSTRIAL)

Date: May 20, 2021

Request: Site Plan approval to demolish an existing 98,360 square foot industrial building and construct a new 97,470 square foot industrial building along with associated site improvements, on a property located at 12752-12822 Monarch Street. Also, Variance approval to deviate from the maximum building height requirement of the M-P (Industrial Park) zone. The site is in the M-P (Industrial Park) 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 15302 – Replacement or Reconstruction.

Action: Resolution No. 6024-21 was approved with one amendment to add Public Works Water Services Division Condition of Approval No. 39: The subject property is in a minimal sewer capacity deficiency area (Capital Improvement Project No. 75). Per the sewer flow study and drainage fixture unit calculations sheet provided on April 14, 2021, the proposed additional plumbing fixtures are allowed. Any modifications to the existing design, or future improvements involving additional plumbing fixtures, will require a similar review process (e.g., sewer flow study and drainage fixture unit calculation) prior to any formal plan submittal to the City.

Motion: Lindsay Second: Soeffner

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Soeffner

Noes: (0) None

Absent: (2) Lehman, Ramirez

MATTERS FROM COMMISSIONERS: Commissioners were grateful to be assembled in-person once again. Vice Chair Lindsay commented he would not be available for the June 17th meeting. Chair Perez noted that on Newhope Street and Westminster Avenue, a vacant lot may have been used for makeshift underground habitation. The

property had been cleaned up through receivership and she wondered if there was pending development for future housing. Staff replied that the site was not zoned for housing and no projects have come forward.

MATTERS FROM STAFF: Staff noted that the June 3rd meeting would be cancelled and gave a brief summary of agenda items for the June 17th meeting, which would include a presentation on graffiti. Chair Perez asked for statistics on the number of calls the City received regarding graffiti and the length of time it takes to respond. Staff then mentioned Public Works was working to paint the Gilbert Street graffiti walls with a consistent cover-up color.

ADJOURNMENT: At 8:24 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, June 17, 2021, at 7:00 p.m. in the A/B Room of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary