

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

Special Meeting Minutes
Thursday, July 15, 2021

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Lindsay, Ramirez

Vice Chair Lindsay joined the meeting at 7:01 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Lehman.

ORAL COMMUNICATIONS – PUBLIC – None.

June 17, 2021 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Soeffner

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

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-102-2021 AND CONDITIONAL USE PERMIT
NO. CUP-205-2021 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN
AVENUE, EAST OF HARBOR BOULEVARD, AT 12592 CHAPMAN AVENUE.

Applicant: Don Vogel
Date: July 15, 2021

Request: Site Plan approval to reconstruct an existing car wash facility with a new,
4,018 square foot automatic car wash facility for Fast5Xpress, along
with associated site improvements. Currently, the existing carwash

building is vacant and will be demolished to accommodate the proposed new carwash building. Also, a request for Conditional Use Permit approval to allow the operation of the new carwash facility. The site is in the HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial B) 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. 6027-21 was approved with one amendment to add Condition of Approval No. 30: The sewer capacity at this location is deficient. Per the sewer flow study provided on October 22, 2020, the proposed design as outlined in the flow study is 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. Also, one letter of concern was submitted with the suggestion to locate the car wash exit on the west side of the site due to the car dryer noise.

Motion: Lehman Second: Lindsay

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

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: UPDATE ON URBAN FOREST MANAGEMENT PLAN (UFMP): Ms. Tina McKeand, the Consultant for the Davey Resource Group, Inc., presented an overview of Garden Grove’s Urban Forest Management Plan touching on the development of the plan, the City’s urban forest, land coverage, the benefits of community trees, the goals and key objectives of the plan, the comprehensive and efficient tree care operations, practices and policies related to the community tree resources, the environmental, social, and economic benefits of trees, the community outreach and collaboration to celebrate the importance of trees and the importance of supporting the stewardship of the urban forest. Staff then gave a brief description future agenda items, and introduced Trevor Smouse as the new Senior Administrative Analyst for Public Works.

ADJOURNMENT: At 7:35 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, August 5, 2021, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

_____ Judith Moore, Recording Secretary