

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

Meeting Minutes
Thursday, September 1, 2022

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Lehman, Perez, Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Soeffner.

ORAL COMMUNICATIONS – PUBLIC – This comment applies to this meeting’s proposed amendments to be considered for the Landscape Section of the Garden Grove Municipal Code under Amendment No. A-035-2022. Mr. Robert Young submitted three letters and on the subject, and spoke in regard to achieving consistency for measuring setbacks for odd-shaped lots that have unknown side and/or front property lines. For odd-shaped lots, he suggested measuring the front or side setback from the back of the sidewalk, or street dedication line, into the lot, rather than measure from the property line into the lot. He also suggested the public parkway areas, between the curb and sidewalk, be fully landscaped.

August 4, 2022 MINUTES:

Action: Received and filed.
Motion: Cunningham Second: Lindsay
Ayes: (4) Arestegui, Cunningham, Lindsay, Soeffner
Noes: (0) None
Absent: (3) Lehman, Perez, Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-084-2020TE1 AND TENTATIVE PARCEL MAP NO. PM-2020-112TE1 FOR PROPERTY LOCATED BETWEEN MACMURRAY AND MAGNOLIA STREETS, NORTH OF CHAPMAN AVENUE AT 11841 MAGNOLIA STREET.

Applicant: ANH MINH THAI
Date: September 1, 2022

Request: Approval of a one-year time extension for the entitlements approved under Site Plan No. SP-084-2020 and Tentative Parcel Map No. PM-2020-112 for the construction of two (2) new single-family residences and the subdivision of the existing property into two (2) equal parcels of 7,776 square feet each. The site is in the R-1 (Single-Family Residential) zone. The City of Garden Grove recognizes that this project was previously categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6050-22 was approved.

Motion: Arestegui Second: Lindsay

Ayes: (4) Arestegui, Cunningham, Lindsay, Soeffner

Noes: (0) None

Absent: (3) Lehman, Perez, Ramirez

PUBLIC HEARING – AMENDMENT NO. A-035-2022, CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE
Date: September 1, 2022

Request: A request by the City of Garden Grove to amend Title 9 (Land Use) of the Garden Grove Municipal Code to make focused zoning amendments to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element and to ensure compliance with applicable State housing laws. Focused zoning text amendments to Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), and 9.32 (Procedures and Hearings) of Title 9 of the Municipal Code are proposed to update the definitions, development standards, and land use action procedures pertaining to single-family residential, multiple-family residential, mixed use, landscaping standards, supportive housing, and single room occupancy housing. The addition of a new Chapter in Title 9 of the Municipal Code containing and consolidating special regulations pertaining specifically to housing development projects is also proposed. The proposed focused zoning amendments are intended to implement recent updates to the City's General Plan Housing Element and Land Use Element and to ensure the City of Garden Grove's Land Use Code is consistent with all applicable State housing laws, including, but not limited to, the

Housing Accountability Act, the Housing Crisis Act, the State Density Bonus Law, and the Housing Element Law.

In conjunction with this request, the City of Garden Grove will consider a determination that no further review under the California Environmental Quality Act ("CEQA") is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 because the proposed focused zoning amendments implement the General Plan update analyzed in the City of Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact Report, State Clearinghouse No. 2021060714 ("Garden Grove General Plan Update and Focused Zoning Amendments"), potential impacts of the focused zoning amendments fall within the scope of the General Plan Update EIR, and the focused zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Planning Commission will make a recommendation to the Garden Grove City Council.

Action: Resolution No. 6051-22 was approved. Staff provided an Exhibit C (Multifamily Residential) 'yellow' document, which included additional red-lined revisions inadvertently left out of the original agenda packet. See 'Oral Communications' for public comment on this item.

Motion: Lindsay Second: Arestegui

Ayes: (4) Arestegui, Cunningham, Lindsay, Soeffner

Noes: (0) None

Absent: (3) Lehman, Perez, Ramirez

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff stated the September 15th and October 6th meetings would be cancelled.

ADJOURNMENT: At 7:30 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, October 20, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary