

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

Meeting Minutes
Thursday, September 5, 2019

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Lehman
Commissioner Le
Commissioner Nguyen
Commissioner Perez
Commissioner Ramirez
Commissioner Soeffner

Absent: Nguyen

Commissioner Nguyen joined the meeting at 7:01 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Perez.

ORAL COMMUNICATIONS – PUBLIC – None.

SELECTION OF VICE CHAIR:

Action: Commissioner Perez nominated Commissioner Ramirez for Vice Chair, seconded by Commissioner Le.

Action: Motion approved with a 6-0 vote as follows:

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

August 15, 2019 MINUTES:

Action: Received and filed.

Motion: Ramirez Second: Le

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

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-164-2019 FOR PROPERTY LOCATED AT 12600 WESTMINSTER AVENUE, UNITS D AND E, EAST SIDE OF CLINTON STREET, SOUTH OF WESTMINSTER AVENUE, NORTH OF KEEL AVENUE, AND WEST OF BUENA STREET.

Applicant: DIAMOND-STAR ASSOCIATES, INC. (CHRIS LAMM)
Date: September 5, 2019

Request: Conditional Use Permit approval to operate contractor storage yard, Erickson-Hall Construction, within a 6,639 square foot tenant space located in a multiple-tenant industrial development. The tenant space includes 1,988 square feet of administrative office and 4,651 square feet of warehouse storage for construction supplies and materials. The site is in the Planned Unit Development No. PUD-102-86 (REV. 86) 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 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Don Lamm

Action: Resolution No. 5961-19 was approved.

Motion: Perez Second: Le

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

For the following item, Commissioner Le informed staff of a personal conflict and asked to be recused. Staff stated that according to the Garden Grove Code of Ethics, if the conflict was non-financial, Commissioner Le could remain seated. Commissioner Le remained and would abstain from the vote.

PUBLIC HEARING – SITE PLAN NO. SP-073-2019 FOR PROPERTY LOCATED AT 12931 LOUISE STREET, WEST SIDE OF LOUISE STREET, BETWEEN ACACIA AVENUE AND GARDEN GROVE BOULEVARD.

Applicant: FRANK LE
Date: September 5, 2019

Request: Site Plan approval to demolish all existing on-site improvements, which include an existing single-family residence and two (2) detached accessory structures, and to construct four (4) new two-story apartment units, along with associated site improvements, on a 14,967 square foot lot. The site is in the GGMU2 (Garden Grove Boulevard Mixed Use 2) 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(b) – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Frank Le, Lana Roberts. One Letter of opposition was submitted by Lana Roberts with the following concerns - the neighborhood exceeded capacity for car population, the existing infrastructure would not support more multi-family developments, the project’s CEQA exemption was not applicable, the existing tow yard, south of project had trucks driving down Louise Street all hours, there was no left turn from Louise Street to Garden Grove Boulevard which caused more traffic on Louise Street, and there were existing flooding issues on Louise Street.

Action: Resolution No. 5963-19 was approved, with one amendment to add a condition to vary the architecture by adding a complementary color scheme.

Motion: Perez Second: Nguyen

Ayes: (5) Lehman, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None
Absent: (0) None
Abstain: (1) Le

Commissioner Perez recused herself from the following discussion at 7:42 p.m. due to the possibility that her home was located within the Flood Zone Overlay area.

PUBLIC HEARING – AMENDMENT NO. A-025-2019, CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE
Date: September 5, 2019

Request: A request by the City of Garden Grove to amend Section 9.04.060 of the Garden Grove Municipal Code to add definitions for terms used in existing portions of Title 9 pertaining to the Flood Hazard Overlay Zone to meet minimum requirements of the National Flood Insurance Program. 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 15061(b)(3) – Review for Exemption.

Action: Public Hearing held. Speaker(s): None.

Action: Resolution No. 5964-19 was approved.

Motion: Le Second: Ramirez

Ayes: (5) Le, Lehman, Nguyen, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Perez

Commissioner Perez rejoined the meeting at 7:43 p.m.

MATTERS FROM COMMISSIONERS: Commissioner Soeffner asked for an update on the Cottage Industries project. Staff stated that details were still being worked out on Phase 2 and the Developer was waiting to construct Phase 1 until Phase 2 was approved.

MATTERS FROM STAFF: Staff stated the September 19th meeting would be cancelled, with the next Planning Commission meeting to be held October 3rd.

ADJOURNMENT: At 7:45 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, October 3, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary