

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

Meeting Minutes
Thursday, November 18, 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: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

November 4, 2021 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Lehman
Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner
Noes: (0) None

Commissioner Arestegui recused herself from the discussion due to being employed by General Council for a tenant of the project. As the conflict of interest fell under the City Code, Commissioner Arestegui remained in the room.

CONTINUED PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND SITE PLAN NO. SP-101-2021 FOR PROPERTY LOCATED ON THE NORTH SIDE OF WESTMINSTER AVENUE, WEST OF BROOKHURST STREET, AT 13861 BROOKHURST STREET.

Applicant: DENNIS O'NEIL (SUNBELT STORES, INC.)
Date: November 18, 2021

Request: Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, and (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building. The site is in the C-1 (Neighborhood Commercial) zone. In conjunction with the request, the Planning Commission will also consider the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Motion 1:

Action: Motion to leave the public hearing open and continue the item to the December 2nd Planning Commission meeting in order for Traffic Engineering to look into mitigation efforts regarding the driveway approach location.

Motion: Lindsay Second: Perez

Ayes: (3) Lindsay, Perez, Ramirez
Noes: (3) Cunningham, Lehman, Soeffner
Absent: (1) Arestegui

The Motion failed.

Motion 2:

Action: Resolution No. 6029-21 was approved with updates to the Resolution and Conditions of Approval using bold and strikethrough to highlight changes, along with modifications to Condition Nos. 94d and 94e to read:

- a. Any individual building project must include the landscaping improvements within the area described above in Condition 94.a. and, in addition, must include the landscaping improvements required within any new or reconfigured parking areas needed to comply with above Condition 94.c.
- b. Any individual building project must include the site lighting improvements within the area described above in Condition 94.a. and, in addition, must include the site lighting improvements within any new or reconfigured parking areas needed to comply with above Condition 94.c.

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

Commissioner Arestegui rejoined the discussion.

PUBLIC HEARING – SITE PLAN NO. SP-105-2021 AND LOT LINE ADJUSTMENT NO. LLA-028-2021 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF YOCKEY STREET AND DAKOTA AVENUE AT 13361 YOCKEY STREET.

Applicant: TOBY NGUYEN
Date: November 18, 2021

Request: Site Plan approval to construct a 5-unit apartment complex that includes one (1) affordable unit for very low income. Pursuant to State Density Bonus Law, the applicant requests the following three (3) concessions from the R-3 (Multiple-Family Residential) zone development standards: (1) to increase the maximum building height from 35 feet to 37 feet, (2) to allow the 3rd story building area to increase from 50% threshold to 100%, and (3) to reduce the distance between residential units and the drive-aisle along the northerly property line from 10 feet to zero feet. Also, a request for Lot Line Adjustment approval to consolidate the two (2) existing parcels into one (1) lot. The site is in the R-3 (Multiple-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 Sections 15303 – New Construction or Conversion of Small Structures and 15305 – Minor Alterations in Land Use Limitations.

Action: Resolution No. 6034-21 was approved. Other than the applicant’s representative, one person spoke with parking concerns, limited access to the neighborhood, and homeless issues.

Motion: Lindsay Second: Lehman
Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez, Ramirez, Soeffner
Noes: (0) None

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Assistant City Attorney, James Eggert, presented a PowerPoint discussion on Senate Bill 9 (SB9). The bill requires a proposed housing

development, which contains no more than two (2) residential units within a single-family residential zone, to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The City cannot impose customized conditions of approval, however, it is permitted to impose objective development standards on the units. If the units are not in conformance or compliance with current setbacks, the City cannot require the new units to meet those setbacks.

ADJOURNMENT: At 8:42 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, December 2, 2021, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Rosemarie Jacot
Recording Secretary