

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

Special Meeting Minutes  
Thursday, November 19, 2020

CALL TO ORDER: 6:02 p.m.

ROLL CALL:

Chair Lehman  
Vice Chair Perez  
Commissioner Le  
Commissioner Lindsay  
Commissioner Ramirez  
Commissioner Soeffner

Absent: Ramirez

Commissioner Ramirez joined the meeting at 6:26 p.m.

PLEDGE OF ALLEGIANCE: Led by Vice Chair Perez.

ORAL COMMUNICATIONS – PUBLIC: None.

November 5, 2020 MINUTES:

Action: Received and filed.  
Motion: Soeffner Second: Lindsay  
Ayes: (5) Le, Lehman, Lindsay, Perez, Soeffner  
Noes: (0) None  
Absent: (1) Ramirez

STUDY SESSION: HOUSING ELEMENT UPDATE - LAND USE ALTERNATIVES

PRESENTATION: MIG Consultants and staff presented an overview of the Housing Element, which touched on public engagement activities, the November 18<sup>th</sup> Community Workshop, Community Survey results, the approach to address the City's Regional Housing Allocation Numbers (RHNA), potential housing sites, the General Plan, zoning, the status of the City's RHNA Appeal request for the 19,122 required units, submission deadlines, and future outreach.

COMMISSION COMMENTS: Commissioners and staff discussed topics such as

the outreach to focus groups in the community and the community at large, business groups, non-profits, Boys & Girls Club, stakeholders, apartment developments in disadvantaged areas, Home Owners Associations, and centers such as the Senior Center or Buena Clinton. Method of outreach included the Office of Community Relations team, the City's website, email blasts, Facebook, water bill inserts, flyers, and alongside meal distributions.

Commissioners questioned why the virtual Community Workshop had a low number of participants and was there demographic data available? Staff responded that Community Relations had a comprehensive marketing approach that would continue into the new-year; that basic data was taken, but was not at hand; that the focus was to protect single-family home areas and direct higher density to the main corridors, and that the number of Accessory Dwelling Units (ADU's) had specific limitations as to the use in the RHNA count.

Vice Chair Perez volunteered to work with City's Community Relations staff on outreach strategies and staff agreed.

Asked if new high-rise buildings could assist with fulfilling the RHNA numbers, staff responded that potential sites could not be focused in one area, and that any potential impacts to the infrastructure would be first analyzed with an Environmental Impact Report (EIR) with the developer assisting in paying any impacts.

Asked if the density around the proposed street car line between Santa Ana and Garden Grove could be matched, adding that a city gateway would need continuity, staff expressed that the goal was to develop a differing and unique street scene between cities, such as between Garden Grove and Santa Ana.

When asked about a past land use survey in West Garden Grove, staff stated that the Urban Land Institute (ULI) Study focused on potential business opportunities on Valley View Street and not the housing aspect, and added that the land use designations would not change in West Garden Grove.

In regard to the RHNA appeal, staff mentioned that the process was complex; that the City was asking for a reduction of approximately 2,500 units out of the 19,122, that any reduction amounts could overflow into other cities, that previous requests from cities had not been granted, and that if the request was denied, there were no further options. In regard to outreach, staff would move forward with workshops in the spring of 2021 with the goal to adopt the Housing Element by October 15, 2021.

PUBLIC COMMENTS: None.

MATTERS FROM COMMISSIONERS: Commissioners wished staff a Happy Thanksgiving and expressed their gratitude at being a part of the Commission.

MATTERS FROM STAFF: Staff wish everyone a Happy Thanksgiving and stated that the December 3<sup>rd</sup> and 17<sup>th</sup> and January 7<sup>th</sup> meetings would be cancelled, with the next meeting to be January 21st. Commissioners are to remain seated in the new-year until further notice.

ADJOURNMENT: At 7:55 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, January 21, 2021, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore, Recording Secretary