

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

Meeting Minutes
Thursday, December 7, 2023

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

Commissioner Arbgast
Commissioner Cueva
Commissioner Cunningham
Commissioner Laricchia
Commissioner Lindsay
Commissioner Paredes
Commissioner Ramirez

Absent: Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Paredes

ORAL COMMUNICATIONS – PUBLIC – None.

November 16, 2023 MINUTES:

Action: Received and filed.

Motion: Arbgast Second: Laricchia

Ayes: (6) Arbgast, Cueva, Cunningham, Laricchia Lindsay,
Paredes

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-130-2023 FOR PROPERTY LOCATED ON THE
EAST SIDE OF WESTERN AVENUE, SOUTH OF CHAPMAN AVENUE, AT 12242
WESTERN AVENUE

Applicant: CARL WILLARD
Date: December 7, 2023

Request: A request for Site Plan approval to add 2,510 square feet of building area,
and 580 square feet for an equipment yard enclosure to an existing
industrial building currently used by GKN Aerospace Transparency
Systems, a military and commercial aircraft transparency systems
company, to accommodate additional equipment and a clean room. The

site is in the M-P (Industrial Park) 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 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Resolution No. 6074-23 was approved with an amendment to add an Engineering Division condition as follows:

43. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City’s current fee schedule at the time of permit issuance.

Motion: Arbgast Second: Cueva

Ayes: (6) Arbgast, Cueva, Cunningham, Laricchia Lindsay, Paredes

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-132-2023 AND CONDITIONAL USE PERMIT NO. CUP-251-2023 FOR PROPERTY LOCATED ON THE EAST SIDE OF DALE STREET, BETWEEN KATELLA AVENUE AND ORANGEWOOD AVENUE, AT 11236 DALE STREET

Applicant: ELEMENTS ARCHITECTURE
Date: December 7, 2023

Request: A request for Site Plan approval to construct an approximately 7,430 square foot, two-story, religious facility building on an existing church site, True Jesus Church. The existing assembly building and ancillary building will be demolished to accommodate the project. Also, the applicant requests Conditional Use Permit approval to allow the church to continue to operate at the subject site. Pursuant to section 9.12.020.050.A, the applicant requests a waiver to allow the new building to deviate from the required building setback to a common property line with an “R” zoned property from 25 feet to 15 feet. The site is in the R-3 (Multiple-Family Residential) zone. In conjunction with the requests, the Planning Commission will 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 – of the State CEQA Guidelines.

Action: Resolution No. 6076-23 was approved with one amendment to the Conditions of Approval as follows:

Add Condition No. 64: View-obscuring treatment such as opaque and frosted glass shall be used on the second floor of the southerly elevation of the Congregation hall and multi-purpose building to mitigate direct view from the second floor of the building into the abutting multiple-family apartment.

Motion: Laricchia Second: Arbgast

Ayes: (6) Arbgast, Cueva, Cunningham, Laricchia Lindsay, Paredes

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. GPA-001-2023, AMENDMENT NO. A-036-2023, SITE PLAN NO. SP-127-2023, AND TENTATIVE TRACT MAP NO. TT-19273 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF BROOKHURST STREET AND CENTRAL AVENUE AT 13252 BROOKHURST STREET AND 10052 CENTRAL AVENUE

Applicant: MELIA HOMES

Date: December 7, 2023

Request: The Applicant requests to develop a thirty-unit residential townhome project, which includes three (3) affordable residential units for “moderate-income” households, on an approximately 1.22-acre site (the “Project”). As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following: (i) General Plan Amendment approval to amend the General Plan Land Use Designations of the properties from Light Commercial (LC) and Low Medium Density Residential (LMD) to Medium Density Residential (MDR) to facilitate the development of the residential project; (ii) Zoning Amendment approval to rezone the properties from C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) Site Plan approval to construct thirty (30) three-story townhomes, along with associated site improvements; and (iv), Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each townhome as a condominium.

The inclusion of three (3) for-sale “moderate-income” units, qualifies the project for a density bonus, reduced parking ratios, and concessions and waivers pursuant to the State Density Bonus Law (SDBL).

The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program (MMRP) for the project.

Action: Resolution Nos. 6077-23 (GPA/A), 6078-23 (SP/TT), and 6079-23 (MND/MMRP) were approved with amendments to the Conditions of Approval as follows:

Add Condition No. 18.j.: The applicant shall install a pedestrian access gate at the northwest corner of the project to allow for homeowners to access lots 1-8.

Revise Condition No. 68.a.: The improvements to the outdoor recreational area shall include at a minimum, raised planters, tables, chairs, patio and lounge furniture, barbeque grills, benches, and landscaping.

Add Condition No. 69: The applicant shall analyze the feasibility of installing vertical guardrail design in lieu of the horizontal design within the second-story balcony.

Motion: Arbgast Second: Cunningham

Ayes: (6) Arbgast, Cueva, Cunningham, Laricchia Lindsay, Paredes

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING -CONDITIONAL USE PERMIT NO. CUP-284-09 (REV. 2023) FOR PROPERTY LOCATED WEST OF MAIN STREET, BETWEEN GARDEN GROVE BOULEVARD AND ACACIA PARKWAY, AT 12941 MAIN STREET

Applicant: HTB, INC.

Date: December 7, 2023

Request: A request to modify Conditional Use Permit No. CUP-284-09 (REV. 10), which governs alcohol sales and limited live entertainment at an existing restaurant, The Wharf, located within the Historic Main Street, to include (i) modifications to the approved floor plan and conditions of approval to add two (2) new pool tables in the dining area as incidental amusement devices, and (ii), modify the hours of operation to be from 11:00 a.m. to 12:00 a.m., Sunday to Wednesday, and from 11:00 a.m. to 2:00 a.m., Thursday to Saturday. The site is in the CC-2 (Civic Center Main Street) zone. In conjunction with the requests, 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 - of the State CEQA Guidelines.

Action: Resolution No. 6081-23 was approved with one amendment to the Conditions of Approval as follows:

Added Condition No. 54: The entrance door facing the westerly parking lot shall be closed after 10:00 p.m., except to permit employee ingress and egress, and emergency access. Restaurant patrons shall use the front entrance facing Main Street to access the restaurant after 10:00 p.m.

Add Condition No. 71: Prior to issuance of business license and building permit for the pool tables, the applicant shall submit a valid liability insurance to the Public Works Engineering Division in order to continue with the outdoor dining operations within existing parklet on Main Street pursuant to Director’s Review No. DR-066-022.

Two letters of opposition were submitted by Lisa Wietor & John Wietor, residents and property owners on Main Street, and Eron A. Kaylor of Jamboree Management, citing concerns for the proposed extended hours, the restaurant becoming a pool hall, and increased noise, traffic, and public nuisance affecting quality of life in the area.

Other than the applicant, one person spoke in opposition, and two spoke in favor.

Motion: Lindsay Second: Argast

Ayes: (6) Arbcast, Cueva, Cunningham, Laricchia Lindsay, Paredes

Noes: (0) None

Absent: (1) Ramirez

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the December 21st meeting.

ADJOURNMENT: At 8:42 p.m.

Judith Moore
Recording Secretary