

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

Meeting Minutes
Thursday, February 7, 2019

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Vice Chair Truong
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar

Absent: Kanzler

PLEDGE OF ALLEGIANCE: Led by Commissioner Lazenby.

ORAL COMMUNICATIONS – PUBLIC – None.

January 17, 2019 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Lazenby

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (1) Kanzler

PUBLIC HEARING – SITE PLAN NO. SP-062-2019 AND LOT LINE ADJUSTMENT NO. LLA-020-2019 FOR PROPERTIES LOCATED AT 8218 AND 8242 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF COAST STREET.

Applicant: DAVID NGUYEN
Date: February 7, 2019

Request: Site Plan approval to construct a 46-unit apartment complex with a 21.7% affordable housing density bonus on two parcels, along with a Lot Line Adjustment to consolidate the existing two parcels into one parcel for a total area of 66,000 square feet. The site is in the R-3 (Multi-Family Residential) 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 15332 – In-Fill Development Projects.

Action: Public Hearing held. Speaker(s): David Nguyen, Teresa Kim, Jeff Truong

Action: Resolution No. 5944-19 was approved with amendments to the Public Works Water Services Division Conditions of Approval, along with a request for parking space wheel stops by Commissioner Lazenby. One letter of opposition was submitted by the Law Offices of Hai H. Lai regarding density, traffic, noise, and parking.

Motion: Lazenby Second: Lehman

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED UNIT DEVELOPMENT NO. PUD-010-2019, SITE PLAN NO. SP-063-2019, VARIANCE NO. V-022-2019, AND TENTATIVE TRACT MAP NO. TT-18169-2019 FOR PROPERTY LOCATED AT 9861 11TH STREET, NORTH SIDE OF 11TH STREET BETWEEN KERRY STREET AND BROOKHURST STREET.

Applicant: MELIA HOMES, INC. (CHAD BROWN)

Date: February 7, 2019

Request: To develop a 1.8-acre lot, with a multiple family residential project consisting of 31 two- and three-story townhomes. The specific land use entitlement approvals requested include: (i) Residential Planned Unit Development zoning to facilitate the development of the townhome project; (ii) Site Plan to construct the 31 two- and three-story townhomes along with associated site improvements; (iii) Tentative Tract Map to subdivide the subject properties to facilitate the development of the townhome project; and (iv) Variance to deviate from the minimum lot size for a Residential Planned Unit Development. The site is in the R-3 (Multiple-Family Residential) zone. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Public Hearing held. Speaker(s): Chad Brown

Action: Resolution Nos. 5945-19 (PUD/MND) and 5946-19 SP/V/TT) were approved with amendments to Conditions of Approval Nos. 37 (Fire Department) and 78 (Planning Services Division).

Motion: Lehman Second: Nguyen

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (1) Kanzler

PUBLIC HEARING – SITE PLAN NO. SP-064-2019 FOR PROPERTY LOCATED AT 10152 WESTMINSTER AVENUE, SOUTH SIDE OF WESTMINSTER AVENUE, BETWEEN FLOWER STREET AND HOPE STREET.

Applicant: ANNIE TRAN
Date: February 7, 2019

Request: Site Plan approval to demolish an existing 800 square foot medical office building and an existing detached 400 square foot two-car garage, in order to construct a new 3,000 square foot two-story office building with associated site improvements on a lot located at 10152 Westminster Avenue (APN 099-162-38). The new office building will utilize a shared driveway with the abutting lot to the west at 10142 Westminster Avenue (APN 099-162-30), which is currently developed with an existing auto repair shop. The site is in the C-1 (Neighborhood Commercial) 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 15303(c) – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Annie Tran

Action: Resolution No. 5947-19 was approved.

Motion: Lazenby Second: Salazar

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (1) Kanzler

PUBLIC HEARING – SITE PLAN NO. SP-065-2019 AND LOT LINE ADJUSTMENT NO. LLA-021-2019 FOR PROPERTY LOCATED AT 10052 CENTRAL AVENUE, SOUTH SIDE OF CENTRAL AVENUE, BETWEEN BROOKHURST STREET AND FLOWER STREET.

Applicant: MY DAM
Date: February 7, 2019

Request: Site Plan approval to construct a new duplex consisting of two (2) two-story attached dwelling units on an 11,700 square foot vacant site, in addition to a Lot Line Adjustment approval to remove an existing lot line between the two (2) subject parcels, Assessor's Parcel Numbers 099-031-08 and 09, to consolidate the two lots into a single lot. The site is in the R-2 (Limited 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 Section 15303(b) – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): My Dam

Action: Resolution No. 5948-19 was approved.

Motion: Lehman Second: Lazenby

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

Due to a conflict of interest, Vice Chair Truong recused herself from the following item at 8:42 p.m. Commissioner Lazenby assumed the duties of Chair.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-148-2019 FOR PROPERTIES LOCATED AT 10531-10561 GARDEN GROVE BOULEVARD, NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND NUTWOOD STREET.

Applicant: DAN NGUYEN
Date: February 7, 2019

Request: Conditional Use Permit approval to operate a new TV studio within an existing 23,768 square foot building at 10531-10561 Garden Grove Boulevard (Assessor's Parcel Numbers 089-081-07 and 08). The site is in the A-R (Adaptive Reuse) 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.

Action: Public Hearing held. Speaker(s): Pho Nguyen

Action: Resolution No. 5949-19 was approved with an amendment to Condition of Approval No. 8 (Police Department).

Motion: Salazar Second: Nguyen

Ayes: (4) Lazenby, Lehman, Nguyen, Salazar
Noes: (0) None
Absent: (2) Kanzler, Truong

Vice Chair Truong rejoined the meeting at 8:57 p.m.

MATTERS FROM COMMISSIONERS: Commissioner Lehman reiterated that parking was a recurring issue with the State and challenged the City to find a solution for impacted neighborhoods.

Commissioner Lazenby would liked to have seen more affordable units in the 46-unit apartment complex. Staff responded that as time goes on, the City would have less control over housing projects, similar to the ADU's (Accessory Dwelling Units), and that more parking enforcement/permit parking would require more funds and staffing.

Vice Chair Truong challenged the City to find more funding.

Commissioners thanked staff for their assistance over the last two years.

MATTERS FROM STAFF: Staff thanked the Planning Commission for their dedicated service and gave a brief description of the agenda items for the next Regular meeting.

ADJOURNMENT: At 9:25 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, February 21, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Salazar Second: Lazenby

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (1) Kanzler

Judith Moore
Recording Secretary