

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

Meeting Minutes
Thursday, August 20, 2020

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

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

Absent: Ramirez, Perez

Vice Chair Perez joined the meeting at 7:11 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Soeffner.

ORAL COMMUNICATIONS – PUBLIC – Craig Durfey raised concerns that included the Medal of Honor bike trail, the use of the OCTA right-of-way by Brookhurst Street and Bixby Avenue, procedures on extending the bike trail, and installing flag poles, dog parks, trash receptacles, and kiosks. Via email, he submitted the City of Garden Grove, Department of Public Works Bicycle and Pedestrian Trail Landscape and Irrigation Project plans to forward to Planning Commissioners.

July 16, 2020 MINUTES:

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

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-339-11 (REV. 2020) FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTERN AVENUE AND LAMPSON AVENUE AT 12552 WESTERN AVENUE.

Applicant: THE MAP SPORTS FACILITY
Date: August 20, 2020

Request: To modify the approved plans and Conditions of Approval, under Conditional Use Permit No. CUP-339-11 (REV. 2014), for an existing indoor sports facility, MAP Sports Facility, to expand the hours of operation allowing daytime weekday business hours and activities and to expand the existing parking lot to provide additional parking spaces. 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: Resolution No. 5982-20 was approved with an amendment to add Condition No. 42: In order to determine if the indoor sports facility business has been operating in compliance with these Conditions of Approval, Conditional Use Permit No. CUP-339-11 (REV. 2020) shall be reviewed by the Planning Commission six (6) months after its effective date. One letter was submitted by Marty Walker of MAP outlining their efforts to conform to the proposed Parking Management Plan, along with notes on the Neighborhood Meeting of August 5th. One Letter was submitted and read aloud by Terry Teeple detailing the Parking Management Plan and concerns with David Choye’s (Container Supply Company) letters regarding parking.

Motion: Lindsay Second: Soeffner

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

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-025-2020, FOR PROPERTY LOCATED AT THE INTERSECTION OF LORALEEN STREET AND CATHERINE AVENUE, WEST OF GILBERT STREET AT 9271 CATHERINE AVENUE.

Applicant: JUAN RANGEL & ALICE RANGEL
THANH NGHIA NGUYEN & THANH TUYEN NGUYEN
Date: August 20, 2020

Request: Lot Line Adjustment approval to eliminate two small parcels, Parcel “A” & Parcel “B”, for the purpose of reconfiguring the property line boundary between two developed, single-family residential properties located at 9271 Catherine Avenue (Parcel 1) and 12261 Loreleen Street (Parcel 2). No additional parcels will be created and no additional development is proposed. The site is in the R-1-9 (Single-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 15305 – Minor Alterations in Land Use Limitations.

Action: Resolution No. 5997-20 was approved.

Motion: Perez Second: Le

Ayes: (5) Le, Lehman, Lindsay, Perez, Soeffner

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING – AMENDMENT NO. A-029-2020, FOR PROPERTY LOCATED ON THE SOUTH SIDE OF KATELLA AVENUE, WEST OF MAGNOLIA STREET AT 8932 KATELLA AVENUE.

Applicant: DAVID N. ALAGBAND

Date: August 20, 2020

Request: Zone Change approval to rezone a property located at 8932 Katella Avenue (Assessor’s Parcel Number 132-041-21) from O-P (Office Professional) to C-1 (Neighborhood Commercial). The site is in the O-P (Office Professional) 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: Resolution No. 5998-20 was approved. One letter of concern was submitted by Rosa Aguilar regarding the type of commercial businesses allowed that could create less than favorable conditions and de-value properties.

Motion: Lindsay Second: Le

Ayes: (5) Le, Lehman, Lindsay, Perez, Soeffner

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-087-2020 AND TENTATIVE PARCEL MAP NO. PM-2023-2020, FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF HARBOR BOULEVARD AND TRASK AVENUE AT 13551 HARBOR BOULEVARD.

Applicant: WILLIAM T. TRUXAW

Date: August 20, 2020

Request: Site Plan approval to construct a new 43,934 square foot self-storage facility with an office and a manager’s dwelling, along with associated site improvements, on a property located at 13531 and 13551 Harbor Boulevard. Also, a request for Tentative Parcel Map approval to consolidate four (4) existing parcels into one (1) single lot to accommodate the construction of the new self-storage facility. The site is in the C-3 (Heavy 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 15332 – In-Fill Development Project.

Action: Resolution No. 5999-20 was approved.

Motion: Lehman Second: Le

Ayes: (3) Le, Lehman, Soeffner

Noes: (2) Lindsay, Perez

Absent: (1) Ramirez

ITEM FOR CONSIDERATION - A request to modify the front building façade (west elevation) of the existing restaurant, AUM Beer Club, located at 12900 Main Street.

Action: Resolution No. 6002-20 was approved.

Motion: Lindsay Second: Perez

Ayes: (5) Le, Lehman, Lindsay, Perez, Soeffner

Noes: (0) None

Absent: (1) Ramirez

MATTERS FROM COMMISSIONERS:

DISCUSS ON THE DESIGN CRITERIA FOR THE MAIN STREET HISTORICAL-RETAIL COMBINING ZONE: Commissioner Lindsay led the discussion and stated that Main Street’s original Spanish-style design criteria of 1933 and 1979 were outdated, as the newer buildings were more appealing, and asked if the guidelines could be re-imaged for today’s lifestyle. Staff noted that the Mixed Use zoning for the area fosters pedestrian-friendly engagement and that any potential change would require a document approved by the City. Any proposals would begin with the Downtown Commission, then proceed to Planning Commission, followed by City Council. Also, any impetus for change would require outreach, funds, and the hiring of a consultant.

Vice Chair Perez commented that input would be necessary from the business owners as well as the City to make recommendations for a greater initiative to increase opportunity for growth for the County, bring in TOT taxes to the City, and tourists. Staff responded that a consultant would look at Main Street’s architecture and how the area functions for any update to the guidelines.

Commissioner Soeffner asked if the Neighborhood Improvement and Conservation Commission (NICC) and Business Association would have input. Staff replied the NICC would not, though not sure in regard to the Business Association.

Vice Chair Perez commented that a review would need to be comprehensive and include Main Street as well as the Civic Center area.

Commissioners then asked staff if a formal Manager's Memo could be submitted to the City Manager's office asking for the Council to agendaize a discussion on securing a consultant to provide a comprehensive review of the Downtown Main Street and Civic Center area in regard to the future of overall parking and the Re-imagine initiative. Commissioners unanimously supported the request. Staff added that the Memo would be submitted to the City Manager's office in the next two weeks.

Commissioner Soeffner commented that the Cottage Industries area was improved and the community garden tidied up.

Vice Chair Perez mentioned that homeless camps were increasing at the 22 Freeway and Harbor Boulevard off-ramp area. Staff responded that the Police Department has a team working with the homeless and that residents could call-in using the non-emergency Police Department number to report homeless issues.

MATTERS FROM STAFF: Staff stated there would be a September 3rd meeting, and the meeting of September 17th would be a joint study session with the NICC at 6:00 p.m. focusing on the Housing Element and Environmental Justice Element, with the regular meeting of the Planning Commission to begin at 7:30 p.m.

ADJOURNMENT: At 9:18 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, September 3, 2020, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary