

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

Meeting Minutes
Thursday, February 6, 2020

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

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

Absent: Lindsay.

Commissioner Lindsay joined the meeting at 7:04 p.m.

Selection of Chair and Vice Chair postponed to the meeting of February 20, 2020.

PLEDGE OF ALLEGIANCE: Led by Commissioner Perez.

ORAL COMMUNICATIONS – PUBLIC – None.

December 5, 2019 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Ramirez

Ayes: (5) Lehman, Lindsay, Nguyen, Perez, Ramirez

Noes: (0) None

Absent: (2) Le, Soeffner

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-176-2020 FOR PROPERTY LOCATED AT 10870 KATELLA AVENUE, SOUTHWEST CORNER OF EUCLID STREET AND KATELLA AVENUE.

Applicant: MONICA MALONEY

Date: February 6, 2020

Request: Conditional Use Permit approval to operate an existing 29,112 square

foot tenant space as a trade school, UEI College, for 220 students and 20 employees/ instructors. The site is in the NMU (Neighborhood Mixed Use) 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 15301 – Existing Facilities.

Action: Resolution No. 5976-20 was approved with Water and Sewer Division conditions added to the Conditions of Approval.

Motion: Lindsay Second: Ramirez

Ayes: (5) Lehman, Lindsay, Nguyen, Perez, Ramirez

Noes: (0) None

Absent: (2) Le, Soeffner

MATTERS FROM COMMISSIONERS: Vice Chair Ramirez inquired if a subcommittee would be formed to oversee the RHNA (Regional Housing Needs Allocation) housing opportunity requirements and/or appeal, and would Planning Commission participate. Staff responded that Neighborhood Improvement was working on an RFP (Request for Proposal) for a consultant to assist with updating and sanctioning the Housing Element by October 2021, and that the process would include public participation. Also updated, would be the Safety Element and the Environmental Justice Element.

Commissioner Perez asked about the Site C project mentioned at the State of the City luncheon. Staff explained that the previously approved two-hotel project was located on Harbor Boulevard, south of Target, and that a minor modification to the Tentative Tract Map was an item for the next meeting.

Vice Chair Ramirez asked for an update on the Garden Grove Boulevard and Brookhurst Street site. Staff replied that Dr. Dao purchased the property for a mixed-use project currently in design stages.

Commissioner Lindsay asked if Cottage Industries had pulled permits. Staff replied no.

Commissioner Perez as for an update on the former Galleria site. Staff responded that work was proceeding forward and nearly completed on the parking structure.

MATTERS FROM STAFF: Staff gave a brief description of agenda items for the next meeting, then presented an overview on the 'New Housing Legislation,' which included discussion on Accessory Dwelling Units, Housing Crisis Act of 2019, Housing Accountability Act, Density Bonus Law, Streamlined Housing Approvals, Homelessness, Transparency, and Tenant Protections. Staff added that the new methodology approved by HCD (California Department of Housing and Community Development) included a cycle through 2045 for Garden Grove to plan for approximately 19,000 housing units, based on criteria such as high transit corridors,

population trends, and existing and projected needs. Cities could appeal the numbers, however, any reduction granted would overflow into other cities. Staff noted that units in the current 8-year cycle through 2021 would not count, such as the Brookhurst Triangle, toward the next housing cycle.

ADJOURNMENT: At 8:11 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, February 20th, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary