

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

Meeting Minutes
Thursday, September 3, 2020

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Le, Ramirez

Commissioner Ramirez joined the meeting at 7:05 p.m.

PLEDGE OF ALLEGIANCE: Led by Vice Chair Perez.

ORAL COMMUNICATIONS – PUBLIC – Mr. Craig Durfey raised concerns regarding the Medal of Honor bike trail, such as non-existent coordinates of the trail, safety at Brookhurst Street and Bixby Avenue, and parking issues. Via email, he submitted letters from others regarding zoning violations and proposed amenities for the area such as a flag pole, a dog park, and a bike rack with storage.

August 20, 2020 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Soeffner
Ayes: (4) Lehman, Lindsay, Perez, Soeffner
Noes: (0) None
Absent: (2) Le, Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-053-2018 (REINSTATEMENT 2020) FOR PROPERTY LOCATED ON THE WEST SIDE OF MAIN STREET, SOUTH OF ACACIA PARKWAY, AT 12885 MAIN STREET.

Applicant: AVI MARCIANO
Date: September 17, 2020

Request: To reinstate the approval of a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 square feet on the Main Street frontage and nine (9) residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: i) to reduce the minimum size of a private open space balcony, and ii) to reduce the minimum dimension of a passive recreation area. The site is in the CC-2 (Civic Center Mixed-Use 2) 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: Resolution No. 6001-20 was approved. The applicant was not present, however, he agreed to all Conditions of Approval via email.

Motion: Lindsay Second: Ramirez

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

Noes: (0) None

Absent: (1) Le

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-190-2020 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN GALWAY STREET AND GILBERT STREET, AT 9618 GARDEN GROVE BOULEVARD.

Applicant: STANTON UNIVERSITY

Date: September 3, 2020

Request: Conditional Use Permit approval to expand an existing adult trade school, Stanton University, to 8,125 square feet to increase the occupants from 15 students to 100 students and 14 employees, located on the second floor of an existing 28,822 square foot two-story multi-tenant building within the AR Galleria Shopping Center. The site is in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) 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. 6000-20 was approved with an amendment to add a condition that the applicant submit for Tenant Improvement (TI) building permits within 60 days from the end of the 21-day appeal period.

Motion: Ramirez Second: Lindsay

Ayes: (3) Lehman, Lindsay, Ramirez

Noes: (2) Perez, Soeffner
Absent: (1) Le

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-191-2020 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST STREET AT 10130 GARDEN GROVE BOULEVARD #107.

Applicant: JAMES NGUYEN
Date: September 3, 2020

Request: Conditional Use Permit approval to operate an existing restaurant, Butaton with a new Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) 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. 6003-20 was approved. One letter of opposition was submitted by Frederick Llano citing concerns regarding gangs, homeless, over-saturation of alcohol sales in the area, and lack of parking.

Motion: Lindsay Second: Ramirez

Ayes: (4) Lehman, Lindsay, Ramirez, Soeffner
Noes: (0) None
Abstain: (1) Perez
Absent: (1) Le

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-192-2020 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF MAGNOLIA STREET AND GARDEN GROVE BOULEVARD.

Applicant: MOBIL OIL/ CIRCLE K STORES
Date: September 3, 2020

Request: Conditional Use Permit approval to allow an existing convenience store, as part of an existing service (gas) station, Mobil, to continue to operate with an existing State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. The existing convenience store is currently operating with an ABC Type "20" (Off-Sale, Beer and Wine) License, under the approval of Conditional Use Permit No. CUP-109-72, approved in 1972. The Municipal Code requires the approval of a new Conditional Use Permit when there is a change of ownership of an ABC licensed establishment not possessing a Conditional Use Permit approved after January 1, 1986. Upon approval and exercising of the

subject request, the Conditional Use Permit previously governing the tenant space, CUP-109-72, shall be revoked and become null and void. The site is in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) 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. 6004-20 was approved.

Motion: Ramirez Second: Lindsay

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

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-193-2020 FOR PROPERTY LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD, NORTH OF WESTMINSTER AVENUE AT 13911 HARBOR BOULEVARD.

Applicant: GIRDES GAD
Date: September 3, 2020

Request: Conditional Use Permit approval to allow a new liquor store, Hero’s Liquor and Market, to operate with a new State Alcoholic Beverage control (ABC) Type “21” (Off-Sale, General) License. The site is in the C-2 (Community Commercial) 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: Chair Lehman and Vice Chair Perez stated that Finding #2 could not be made for approval as adding another alcohol License had the potential of increasing crime in the area, which would not benefit the community. Staff was then directed to prepare and bring back a Resolution of Denial to the September 17th meeting, which would include the supporting facts identifying why one or more of the four findings for approval could not be made. One letter of opposition was submitted by Jack P. Noenickx citing concerns with homeless, loitering, over-saturation of alcohol sales in the area, and safety.

Motion: Perez Second: Lindsay

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

MATTERS FROM COMMISSIONERS: Commissioner Soeffner asked for a date on the on-line Social Awareness Training course for Commissioners. Staff was uncertain of the date and would look into the matter. Staff then mentioned that a study session on Alcoholic Beverage Control (ABC) Licenses would be scheduled after the first of the year.

MATTERS FROM STAFF: Staff gave a brief description of the agenda items for the next meeting, which would be a joint study session at 6:00 p.m., with the Neighborhood Improvement and Conservation Commission.

ADJOURNMENT: At 8:59 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, September 17, 2020, at 6:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary