

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

Meeting Minutes
Thursday, December 5, 2019

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

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

Absent: Perez

Commissioner Perez joined the meeting at 7:11 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Le.

ORAL COMMUNICATIONS – PUBLIC – None.

November 21, 2019 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Le

Ayes: (6) Le, Lehman, Lindsay, Nguyen, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Perez

CONTINUED PUBLIC HEARING FROM NOVEMBER 7, 2019 – AMENDMENT NO. A-026-2019, LOT LINE ADJUSTMENT NO. LLA-023-2019, AND FRONT YARD DETERMINATION NO. FYD-005-2019 FOR PROPERTY LOCATED AT 9792 STANFORD AVENUE, SOUTH SIDE OF STANFORD AVENUE BETWEEN GILBERT STREET AND BROOKHURST WAY.

Applicant: HENRY TRAN & Y-MINH DINH, KEVIN DINH & XUAN THAO NGUYEN, AN DAC NGUYEN & MY-Y DINH, AI MY DINH, JIMMY TONG, RONALD DINH & MINH THUY LE, VINNY DINH, AND THOMAS DINH & ANNIE TRAN

Date: December 5, 2019

Request: Approval of a Zone Change and Lot Line Adjustment to reconfigure the existing lot lines of a currently vacant 0.97-acre project site in order to reduce the total number of legal lots from four (4) to three (3) for the purpose of constructing a single-family dwelling unit on each lot. The request will include (i) a Zone Change to amend the site zoning designation from R-1 (Single-Family Residential) with a minimum lot size of 15,000 square feet to R-1 (Single-Family Residential) with a minimum lot size of 11,000 square feet, (ii) a Lot Line Adjustment to reconfigure the existing lot lines to create three (3) new lots with areas of 14,228 square feet (Lot 1), 14,224 square feet (Lot 2), and 14,223 square feet (Lot 3), and (iii), a Front Yard Determination to designate the interior street side of Lot 1 as the front of the property. 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 Sections 15061 – Review for Exemption, 15303 – New Construction or Conversion of Small Structures, and 15305 – Minor Alterations in Land Use Limitations.

Action: Resolutions of Denial Nos. 5968-19 (A) and 5969-19 (LLA/FYD) were approved with findings as described below. One letter in support of the denial was submitted by William Heideman and Fredericka Cleary:

Zone Change Amendment: The Planning Commission finds that for the following reasons, the required findings for approval of the requested Zone Change Amendment cannot be made:

1. The proposed zone change is not consistent with the City's General Plan.

The proposed project is not consistent with the goals and policies of the Land Use Element of the General Plan. The intent of the Neighborhood Preservation Policy of the General Plan is to preserve residential neighborhoods. The City Council approved the current R-1 (Single-Family) zone with a minimum lot size of 15,000 square feet to preserve the larger lot character of the neighborhood. The net developable lot area of the reconfigured parcels is not consistent with the neighborhood as the proposed homes will be developed on smaller lots when the shared easement is removed from the developable lot area. The proposed zone change amendment will change the character of the neighborhood, and will not preserve the existing large-lot character of the neighborhood.

2. The proposed zone change will not ensure a degree of compatibility with surrounding properties and uses.

The zone change is not compatible with the surrounding properties, and will not ensure the preservation of the existing residential character of the neighborhood. The residential area is characterized as having larger lots. The net developable lot area of the reconfigured parcels is not consistent with the neighborhood as the proposed homes will be developed on smaller lots when the shared easement is removed from the developable lot area. While there are existing parcels in the area that have existing smaller lot sizes, the homes on those parcels are oriented toward Stanford Avenue. The proposed homes on the reconfigured lots will be oriented toward the shared easement, and not onto Stanford Avenue, which is not consistent with the character of the neighborhood.

Lot Line Adjustment and Front Yard Determination: The Planning Commission finds that for the following reasons, the required findings for approval of the requested Lot Line Adjustment and Front Yard Determination cannot be made:

Lot Line Adjustment:

The parcels, as a result of the Lot Line Adjustment, will not conform to the zoning and building codes.

Lot Line Adjustment LLA-023-2019 is contingent upon approval of Amendment No. A-026-2019; however, the Planning Commission has denied Amendment No. A-026-2019 pursuant to the findings and reasons set forth in Resolution No. 5968-19. As such, the Lot Line Adjustment request is not consistent with the current zoning designation of R-1 (Single-Family Residential) with a minimum lot size of 15,000 square feet. The net developable lot area of the reconfigured subject parcels will be less when the shared easement is eliminated, which is not consistent with the other residential lots in the area.

Front Yard Determination:

The proposed Front Yard Determination will allow each parcel to be developed to its fullest and best use by determining the front for the purpose of applying requirements for setbacks, wall, fence, hedge heights, parking, and landscaping.

The Front Yard Determination is contingent upon approval of Amendment No. A-026-2019; however, the Planning Commission has denied Amendment No. A-026-2019

pursuant to the findings and reasons set forth in Resolution No. 5968-19.

Motion: Ramirez Second: Lindsay

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-078-2019 AND CONDITIONAL USE PERMIT NO. CUP-158-2019 FOR PROPERTIES LOCATED AT 11352 ACACIA PARKWAY, 11412 ACACIA PARKWAY, 12911 7TH STREET, 12902 7TH STREET, 12912 7TH STREET, 12932 7TH STREET, 11361 GARDEN GROVE BOULEVARD, 11391 GARDEN GROVE BOULEVARD, AND 12911 8TH STREET.

Applicant: COTTAGE INDUSTRIES, LLC

Date: December 5, 2019

Request: A request by the Cottage Industries, LLC for approval of a Site Plan, Associated Parking Management Plan, and Conditional Use Permit for the Cottage Industries Art Block Project. The proposed Site Plan would allow the conversion of nine (9) existing residential structures and nine (9) existing accessory structures, along with the construction of six (6) new commercial structures, with a total combined square footage of 2,800 square feet, to accommodate new commercial restaurant, office/service, retail, and motel uses; and, the construction of an accessory trellis structure. The proposed Conditional Use Permit would allow the operation of a motel use within ten (10) building structures on five (5) properties of the project site. 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 15333 – Infill Development Projects.

Action: Public Hearing held. Speaker(s): Chris Bennett, George Brietigam, Sandra Duarte, Phat Bui, Gerald Sloan, Jim Newton, Maureen Blackmun.

Action: Resolution Nos. 5971-19 (SP) and 5972-19 (CUP) were approved. Staff noted that Condition of Approval No. 64, which was not applicable, would be removed and the conditions re-numbered.

Motion: Lindsay Second: Le

Ayes: (6) Le, Lehman, Lindsay, Perez, Ramirez, Soeffner

Noes: (1) Nguyen

Chair Lehman called a ten minute recess at 8:45 p.m. The meeting reconvened at 8:54 p.m.

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED UNIT DEVELOPMENT NO. PUD-104-70 (REV. 2019), AND SITE PLAN NO. SP-079-2019 FOR PROPERTY LOCATED AT 12821 KNOTT STREET, NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE, INCLUDING THAT PORTION OF BRADY WAY, WHICH FRONTS ALONG THE WESTERLY PROPERTY LINE OF THE SUBJECT SITE.

Applicant: REXFORD INDUSTRIAL REALTY, LP
Date: December 5, 2019

Request: To amend Planned Unit Development No. PUD-104-70 to facilitate an expansion of the existing 119,836 square foot industrial building with the construction of a 45,335 square foot one-story addition of industrial space. Also, a request for Site Plan approval to construct a 45,335 square foot one-story addition of industrial space to the existing 119,836 square foot industrial building, along with associated site improvements. The site is in the Planned Unit Development No. PUD-104-70 zone. 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): James Long, George Brietigam

Action: Resolution Nos. 5973-19 (PUD) and 5974-19 (SP) were approved.

Motion: Lindsay Second: Soeffner

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – VARIANCE NO. V-028-2019 FOR PROPERTY LOCATED AT 12750 GARDEN GROVE BOULEVARD, SOUTH OF GARDEN GROVE BOULEVARD.

Applicant: ORANGE COUNTY EMERGENCY PET CLINIC
Date: December 5, 2019

Request: Variance approval, from the City of Garden Grove Municipal Code Sections 9.20.040a and 9.20.040.2.c, to allow the construction of a second free-standing monument sign on a lot that is less than five (5) acres, and to allow the monument sign to be located less than 25 feet from a property line for an integrated office development. The site is in

the HCSP-OP (Harbor Corridor Specific Plan-Office Professional) 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 15311 – Accessory Structures.

Action: Public Hearing held. Speaker(s): Grant Bjorn

Action: Resolution No. 5975-19 was approved.

Motion: Ramirez Second: Le

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez,
Soeffner

Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Le asked if changes to approved entitlements required re-noticing. Staff responded that the more substantial modifications would be re-noticed and brought back to the Planning Commission and that minor modifications would be addressed ministerially. Staff added that neighborhood meetings were not required, but recommended in certain cases such as for a zone change or general plan amendment, however, very few people, if any, attended neighborhood meetings as they tend to prefer the hearings at which decisions are made. In regard to noticing for the Cottage project, in the beginning, the surrounding neighborhood had been canvased with notifications. Staff then noted that current confusion as to the intensity of the project was likely caused by the use of the word 'motel' rather than 'hotel or boutique hotel'.

Commissioner Perez encouraged staff to post more project information online.

Vice Chair Ramirez encouraged everyone to use the Garden Grove app to report City maintenance issues such as graffiti and pot holes, and to call Police dispatch to report homeless camps. He expressed that residents need to be mindful of the city they live in and that homelessness was more about mental illness and addiction, and that in certain communities, police were trained on how to communicate with the homeless to assist them with seeking services.

MATTERS FROM STAFF: Staff reminded Commissioners that the December 19th and January 2nd meetings would be cancelled.

ADJOURNMENT: At 9:41 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, January 16th, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary