

GARDEN GROVE PLANNING COMMISSION
A/B Room, Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Special Meeting Minutes
Thursday, June 17, 2021

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

Chair Perez
Vice Chair Lindsay
Commissioner Arestegui
Commissioner Cunningham
Commissioner Lehman
Commissioner Ramirez
Commissioner Soeffner

Absent: Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Arestegui.

ORAL COMMUNICATIONS – PUBLIC – None.

May 20, 2021 MINUTES:

Action: Received and filed.
Motion: Lehman Second: Soeffner
Ayes: (6) Arestegui, Cunningham, Lehman, Perez, Ramirez,
Soeffner
Noes: (0) None
Absent: (1) Lindsay

PUBLIC HEARING – SITE PLAN NO. SP-095-2021 FOR PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF CHAPMAN AVENUE AND NUTWOOD STREET AT 10510
CHAPMAN AVENUE.

Applicant: JIMMY PHAM
Date: June 17, 2021

Request: Site plan approval to reconstruct three (3) existing buildings to
accommodate two (2) residential living quarters with a combined area
of approximately 6,108 square feet, with a 1,320 square foot
commissary and related site improvements, all on a 77,704 square foot

lot operated by a religious facility, Quan Am Temple, currently operating under Conditional Use Permit No. CUP-262-09, which authorizes a religious facility with ancillary uses, including living quarters. The site is in the R-1 (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 15303 – New Construction or Conversion of Small Structures.

Action: Resolution No. 6025-21 was approved with six letters and six speakers in support of the request.

Motion: Ramirez Second: Arestegui

Ayes: (6) Arestegui, Cunningham, Lehman, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Lindsay

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-204-2021 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET, AT 9848 CHAPMAN AVENUE.

Applicant: SPROUTS FARMERS MARKET
Date: June 17, 2021

Request: Conditional Use Permit approval to allow a new grocery store, Sprouts Farmers Market, to operate with a new State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. The site is in the NMU (Neighborhood Mixed Use) 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 – New Construction or Conversion of Small Structures.

Action: Resolution No. 6026-21 was approved.

Motion: Lehman Second: Soeffner

Ayes: (6) Arestegui, Cunningham, Lehman, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Lindsay

Chair Perez called for a recess at 8:08 p.m. The meeting reconvened at 8:13 p.m.

MATTERS FROM COMMISSIONERS:

GRAFFITI DISCUSSION – Staff presented an overview of the City’s graffiti statistics and measures to mitigate areas blighted by graffiti. At this time, due to budget, the City has one graffiti removal contractor working six days a week, who is funded by the general fund and gas tax. Graffiti is removed from the public right-of-way using a palette of four paint colors, while an effort is made by Code Enforcement to notify owners of private property to remove graffiti. Non-compliance could lead to possible citations. Different color patches of paint on street walls are a temporary fix until the owners can paint the walls with a matching paint color. With regard to shopping centers, responsibility is a concern as the issue falls under property management. Various solutions to deter graffiti include lighting, audio visual surveillance, landscaping, different color tones, structural slats, and graffiti resistant materials. To report graffiti, the community can call the City, though the best method is through the City’s app. Staff added that the City’s graffiti code could be tightened-up, however, future projects do have conditions of approval for requirements to deter graffiti, such as landscaping, however, landscape buffers could reduce parking. Commissioners suggested providing block wall murals and using social media to engage the community in volunteering to paint out graffiti and encourage the use of a standard color. A suggestion was that the City could work with neighborhood hardware stores to have a standard color available. Staff noted that there was no formal mural code for art in public places.

Commissioner Soeffner asked staff to clarify the parking code in regard to parking studies. Staff explained that the code allows for flexibility and does not look at individual operations, while a parking study will look at specific uses. A reduction in parking of 25% or less requires a parking study and parking management plan, while a reduction of over 25% requires a variance. The applicant may choose their own parking study company, however, the City has a list of companies that are well known that an applicant can choose from. The City’s Traffic Engineer does review the parking studies as well.

Commissioner Ramirez mentioned there are more street vendors in the public right-of-way, on corners, in setbacks, and blocking sidewalks. Staff responded that cart vendors can get permits from Business License and need to meet health department requirements, however, most are not in compliance and citations are issued, and carts confiscated. 4’-0” of sidewalk needs to be unobstructed and State law limits the City’s ability to limit street vendors. Food trucks are under a different code.

Chair Perez asked if outdoor dining will remain. Staff responded that City Council extended the permits for an additional six months to allow staff to determine the effects, if permanent, such as reduced parking, accessibility issues, and walkway usage.

MATTERS FROM STAFF: Staff announced the July 1st meeting would be cancelled, that the Housing Element would be forwarded to the City Council at the last meeting in October, triggering the need for a special Planning Commission meeting in September. The August 19th meeting would include a CEQA 101 update.

ADJOURNMENT: At 9:17 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, July 15, 2021, at 7:00 p.m. in the A/B Room of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary