

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

Meeting Minutes
Thursday, July 7, 2022

CALL TO ORDER: 7:14 p.m.

ROLL CALL:

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

Absent: None

PLEDGE OF ALLEGIANCE: Led by Commissioner Perez.

ORAL COMMUNICATIONS – PUBLIC – Mr. Bill Holman from PLC Communities introduced himself and mentioned that he would soon be bringing a small residential project forward to the Planning Commission.

June 16, 2022 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Perez

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-081-2020TE1 AND TENTATIVE TRACT MAP NO. TT-18181TE1 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF LAMPSON AVENUE, BETWEEN 9TH STREET AND WEST STREET AT 11712 LAMPSON AVENUE.

Applicant: NHAN VUONG

Date: July 7, 2022

Request: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 to subdivide an existing 47,284 square foot lot, improved with a single-

family home, into four (4) residential lots that will be served by a private street designed as a cul-de-sac (Lot 5). Each lot will have a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot) 2, 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and will include the construction of a new second-story addition. Lots 2, 3, and 4, will each be improved with a new two-story, single-family home. Also, a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of six feet (6'-0"). The site is in the Low Density Residential zone. A CEQA determination is not required as the project was previously exempted.

Action: Resolution No. 6047-22 was approved. One letter of opposition was submitted by Holman Morgan with concerns for privacy, loss of current views, destruction of aesthetics of home/backyard, parking issues, increased danger at Persimmons Circle/Lampson Avenue exit, and the negative effect on property values of existing surrounding homes. Two other residents spoke with similar concerns, which the applicant and consultant addressed.

Motion: Lindsay Second: Lehman

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM/ PLANNED UNIT DEVELOPMENT NO. PUD-141-01(A), AND SITE PLAN NO. SP-107-2022 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF TWINTREE AVENUE AND HARBOR BOULEVARD, EAST OF TAMERLANE DRIVE, COMPRISED OF THE FOLLOWING ADDRESSES – HARBOR BOULEVARD: 12241, 12261, 12271, 12291, 12311, 12323/12321; THACKERY DRIVE: 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261, 12281, 12291, 12311, 12321. ASSESSOR PARCEL NUMBERS: 231-471-06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

Applicant: KAM SANG COMPANY
Date: July 7, 2022

Request: The applicant is requesting approval to develop a 3.72-acre site with the Nickelodeon Hotel Resort. The Planning Commission will consider the following: (i) a recommendation that the City Council approve an amendment to Planned Unit Development No. PUD-141-01 to create a new sub-area, PUD-141-01(A), to facilitate the development of a full-service, high-rise hotel resort with hotel program entertainment, a pool deck, ballroom/meeting space, and food and beverage (restaurant) opportunities; and (ii) contingent approval of Site Plan No.

SP-107-2022 to authorize the construction of the proposed hotel resort. The proposed project will consist of a 500-room hotel resort with a themed pool experience with a lazy river and a pool slide; event space with a 600-seat theater; 17,715 square feet of ballroom/meeting space; 22,296 square feet of hotel restaurant; 5,480 square feet of retail; themed amenities totaling 13,238 square feet; a 7,000 square-foot arcade; a spa and fitness center at 8,532 square feet; a five-level parking structure with 528 parking spaces; and related site improvements.

Action: Resolution Nos. 6044-22 (PUD) and 6045-22 (SP) were approved. Other than the applicant, four representatives from the Carpenters Union spoke in favor of the project citing the ability to live and work in the same area. One representative from Unite Here Local 11 submitted a letter and spoke in opposition to the project stating a residential project would better suit the community and have less of a carbon footprint. Also, one person noted that hotel TOT tax revenue would benefit the City and the carbon footprint would be less by using local workers. Several letters were submitted with environmental comments related to CEQA. Amendments included:

For Site Plan No. SP-107-2022, a new sub-condition "n." was added to Condition of Approval No. 19 to read:

- n. In addition to payment of fair share costs required pursuant to the Planned Unit Development Performance Standards, in the event the traffic signal at the main entrance to the Project has already been installed and modifications to the approved plans necessitate modifications to the installed traffic signal, the applicant shall be fully responsible to pay for the entire cost to design, purchase, and construct such modifications to the traffic signal, as reasonably determined by the City Engineer.

Two site addresses were modified:

- 11261 Harbor Boulevard was revised to 12261 Harbor Boulevard
- 12323 Harbor Boulevard was revised to 12323/12321 Harbor Boulevard

Motion: Lindsay Second: Arestegui

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner

Noes: (0) None

ITEM FOR CONSIDERATION – GENERAL PLAN CONFORMITY AND STREET VACATION
NO. SV-002-2022 FOR PROPERTY LOCATED ON THE NORTH SIDE OF TWINTREE
LANE, BETWEEN TAMERLANE AND HARBOR BOULEVARD.

Applicant: CITY OF GARDEN GROVE

Date: July 7, 2022

Request: A request for the Planning Commission to find and report to the City Council, pursuant to Government Code Section 65402, that the proposed vacation and disposition of Thackery Drive, and a public alley, located on the north side of Twintree Avenue, west of Harbor Boulevard and east of Tamerlane Drive, by the City of Garden Grove, is in conformity with the General Plan.

Action: Resolution No. 6046-22 was approved with a modification to two site addresses:

- 11261 Harbor Boulevard was revised to 12261 Harbor Boulevard
- 12323 Harbor Boulevard was revised to 12323/12321 Harbor Boulevard

Motion: Lehman Second: Lindsay

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner

Noes: (0) None

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff noted the July 21st meeting would be cancelled.

ADJOURNMENT: At 8:37 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, August 4, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary