

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

Meeting Minutes
Thursday, October 3, 2019

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Soeffner.

ORAL COMMUNICATIONS – PUBLIC – None.

September 5, 2019 MINUTES:

Action: Received and filed.

Motion: Perez Second: Le

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

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-075-2019 AND VARIANCE NO. V-025-2019,
FOR PROPERTY LOCATED AT 10182 IMPERIAL AVENUE, SOUTH OF IMPERIAL
AVENUE, BETWEEN HOPE STREET AND DEANANN PLACE.

Applicant: AN HA
Date: October 3, 2019

Request: Site Plan approval to construct two (2) detached, two-story, multiple-family residential units with an attached two (2) car enclosed garage on an 8,837 square foot lot. Each unit will have a total living area of 2,067 square feet and 2,195 square feet. As part of this project, a five-foot public right-of-way street dedication is required, which will reduce the lot size to 8,485 square feet. Also, a Variance request to allow the

project to deviate from the minimum 8,712 square foot lot size of the R-2 (Limited Multiple Residential) zone. The existing single-family home will be demolished to accommodate the proposed development. 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 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Edward Bui (Owner), Thuy Tran (Resident with similar property, she was directed to contact the City), Nicole Bingham (Neighbor opposed to project due to absentee landlord and current condition of property), Erik Bingham (Opposed project due to poor condition of property). New owner stated he would develop the property with a new project as depicted on plans.

Action: Resolution No. 5965-19 was approved.

Motion: Le Second: Nguyen

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

Noes: (0) None

Absent: (0) None

ITEM FOR CONSIDERATION – AMENDMENT OF RESOLUTION NO. 5944-19 PERTAINING TO SITE PLAN NO. SP-062-2019 AND LOT LINE ADJUSTMENT NO. LLA-020-2019 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF COAST STREET, AT 8218 AND 8242 GARDEN GROVE BOULEVARD.

Applicant: DAVID NGUYEN

Date: October 3, 2019

Request: For the Planning Commission to consider and adopt a proposed Resolution amending Resolution No. 5944-19, adopted by the Planning Commission on February 7, 2019, pertaining to Site Plan No. SP-062-2019 and Lot Line Adjustment No. LLA-020-2019, to accurately describe the density bonus concessions approved as part of Site Plan No. SP-062-2019 in order to correct the administrative record.

Action: Resolution No. 5966-19 was approved.

Motion: Le Second: Ramirez

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

Noes: (0) None

Absent: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Soeffner asked if the City was constructing any homeless projects under the new State laws. Staff replied no, as the new laws still needed to be incorporated into the code, however, the code did allow homeless shelters in the M-1 (Limited Industrial) zone by right.

Commissioner Le congratulated staff on the opening of the SteelCraft project.

Commissioner Soeffner inquired as to when the 'Meet On Beach' event would take place. Staff responded November 17th, during which certain areas along the full length of Beach Boulevard would be closed with multiple cities participating.

MATTERS FROM STAFF: Staff mentioned the October 17th meeting was cancelled with the next meeting to be November 7th.

ADJOURNMENT: At 7:36 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, November 7, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary