

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

Meeting Minutes
Thursday, November 15, 2018

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

Chair Brietigam
Vice Chair Truong
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar

Absent: Kanzler, Lazenby

PLEDGE OF ALLEGIANCE: Led by Vice Chair Truong.

ORAL COMMUNICATIONS – PUBLIC – None.

November 1, 2018 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Truong

Ayes: (4) Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Abstain: (1) Brietigam
Absent: (2) Kanzler, Lazenby

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2018, AMENDMENT NO. A-024-2018, SITE PLAN NO. SP-056-2018, CONDITIONAL USE PERMIT NO. CUP-134-2018, AND LOT LINE ADJUSTMENT NO. LLA-018-2018 FOR PROPERTIES LOCATED AT 13650 HARBOR BOULEVARD, EAST SIDE OF HARBOR BOULEVARD BETWEEN TRASK AND WESTMINSTER AVENUE.

Applicant: BUI NGUYEN (GARDEN GROVE HOTEL, LLC)
Date: November 15, 2018

Request: A request to develop a vacant site comprised of two (2) parcels with a total land area of 1.48 acres, with a hotel project with several

components, which in part consists of a five (5) story, 59'-0" high, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements. The Planning Commission will consider the following: (i) a recommendation for City Council approval of a General Plan Amendment to allow the increase in the maximum Floor Area Ratio from 0.55 to 1.0 within the Heavy Commercial (HC) General Plan Land Use Designation for hotel uses, and City Council approval of a Municipal Code Amendment to allow an increase of the number of floors from four (4) to five (5) stories, to allow an increase of the building height from 55'-0" to 60'-0", to allow an increase of the maximum Floor Area Ratio to 1.0, and to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for hotels pursuant to Section 9.16.020.050, in conjunction with a Site Plan and/or Conditional Use Permit approval within the C-3 (Heavy Commercial) Land Use Designation; (ii) Planning Commission approval of a Site Plan to allow the construction of a five (5) story, 59'-0" high, 124 room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements; (iii) Planning Commission approval of a Conditional Use Permit to allow for a hotel use; (iv) Planning Commission approval of a Lot Line Adjustment to consolidate two properties into one. The site is in the C-3 (Heavy Commercial) zone.

ASSESSOR PARCEL NUMBERS FOR PROPERTIES AFFECTED:

GARDEN GROVE BOULEVARD:
231-112-02, 231-123-04

HARBOR BOULEVARD:
100-122-39, 100-122-40, 100-122-22, 100-122-12, 100-122-11,
100-122-33, 100-122-32, 100-123-02, 100-123-09, 100-130-52,
100-130-56, 101-080-73, 101-080-74, 101-080-66, 101-080-27,
101-080-68, 101-080-64, 101-080-63, 101-080-71, 101-311-25,
101-311-20, 101-311-21, 101-311-24, 101-311-19, 101-311-17,
101-315-33, 101-681-22

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): Binh Tran

Action: Resolution Nos. 5939-18 (GPA/A) and 5940-18 (SP/CUP/LLA) were approved.

Motion: Truong Second: Lehman

Ayes: (4) Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Abstain: (1) Brietigam
Absent: (2) Kanzler, Lazenby

MATTERS FROM COMMISSIONERS: Chair Brietigam challenged the City to increase the Garden Grove Police force to 200 by the year 2020.

MATTERS FROM STAFF: Staff congratulated Chair Brietigam on his appointment to City Council, then gave a brief description of the agenda item for the December 6th Planning Commission meeting and wished all a Happy Thanksgiving holiday.

ADJOURNMENT: At 7:38 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, December 6, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Lehman Second: Truong

Ayes: (5) Brietigam, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (2) Kanzler, Lazenby

Judith Moore
Recording Secretary