



AGENDA

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

October 15, 2020

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

In an effort to protect public health and prevent the spread of the Coronavirus (COVID-19), the Planning Commission members will be teleconferencing and the meeting recorded. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing planning@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record and will be uploaded to the City's website.

Members of the public are asked to consider very carefully before attending this meeting in person and are required to wear face masks and maintain a six foot distance from others. Please do not attend this meeting if you have traveled and/or have had direct contact with someone who has travelled to places experiencing high rates of infection or tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

REGULAR SESSION – 7:00 P.M. – COUNCIL CHAMBER

ROLL CALL: CHAIR LEHMAN, VICE CHAIR PEREZ
COMMISSIONERS LE, LINDSAY, RAMIREZ, SOEFFNER

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES: September 17, 2020

C. ITEM FOR CONSIDERATION

C.1. A request to modify the building façade of the existing commercial office building located at 12865 Main Street.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

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

Special Joint Meeting Minutes
Thursday, September 17, 2020

CALL TO ORDER: Joint Study Session - 6:00 p.m.

ROLL CALL PLANNING COMMISSION:

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

Absent: Perez

ROLL CALL NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION:

Chair Blackmun
Vice Chair Crawford
Commissioner Pham
Commissioner Flanders
Commissioner Hanssen
Commissioner Newbold
Commissioner Swaim

Absent: Swaim

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

STAFF STUDY SESSION ON HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS: MIG Consultants presented a General Plan overview of the Housing Element, the Environmental Justice Element, and the Safety Element. The Housing Element outlined methods of public engagement, affordable housing, and Regional Housing Needs Allocation (RHNA), which quantifies the housing need in each city. The Environmental Justice Element related to disadvantaged communities, pollution burdens, access to community resources, healthy foods, and parks, with community engagement. The Safety Element addressed climate adaptation and resiliency, and local measures for hazard mitigation. Public engagement for the three elements would include online community surveys, stakeholder interviews, and community workshops over an approximately a one year period prior to adoption, due October 15, 2021.

COMMISSION'S COMMENTS ON HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS: Responses to Commissioner's comments were that the City was not obliged to construct the number of housing units allocated by RHNA, but must show the needed zoning was in place for private development to occur; that determinations were based on wages of single wage earners in the local metro areas; that identified sites not used in prior years could not be rolled over or counted in the next RHNA cycle; that an appeal is on-going regarding the high RHNA number of approximately 19,000 units; that RHNA numbers for ADU's (Assessory Dwelling Units) were based on approved building permits; that the City's encourages compliance of non-permitted ADU's through media and Code Enforcement outreach; that the strategy for low-income housing relies on density, identifying policies and programs, such as Housing Authority's Section 8, to further the goal; that currently, the five outreach programs have generated 166 surveys completed; that the City attempts to track ADU's, however, the majority are considered affordable; that there is no citizen advisory committee at this time, that approximately 800 ADU's have been approved and 100 are in the process.

PUBLIC COMMENTS ON HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS: One letter was submitted by the Kennedy Commission recommending outreach programs for affordable housing. An anonymous letter asked that Commissioners provide a safe avenue for all constituents to voice concerns in regard to improving the community, promoting neighborhood involvement, and safety.

ADJOURNMENT: The Study Session was adjourned at 7:15 p.m.

15 Minute Recess

CALL TO ORDER: Planning Commission – 7:30 p.m.

ROLL CALL PLANNING COMMISSION:

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

Absent: Perez

PLEDGE OF ALLEGIANCE: Led by Commissioner Le.

SEPTEMBER 3, 2020 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Ramirez

Ayes: (5) Le, Lehman, Lindsay, Ramirez, Soeffner
Noes: (0) None
Absent: (1) Perez

ORAL COMMUNICATIONS - Public: In reference to the impending denial of Conditional Use Permit No. CUP-193-2020, Girdes Gad stated that most commercial areas were high-crime areas, that a liquor store was an essential business, that he has been a good operator for five years with no violations, that the Police Department recommended approval of his request, and that he does not understand why his request is being denied.

NON-PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-193-2020 FOR PROPERTY LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD, NORTH OF WESTMINSTER AVENUE AT 13911 HARBOR BOULEVARD.

After the case summary was read by staff, Sergeant Vaicaro, of the Garden Grove Police Department, gave a brief overview of census tracts, districts, and the types of businesses and the bordering streets around each, noting that one border was Santa Ana. He then explained the two levels of crimes that can occur. Type 1 includes crimes such as felonies, murder, assaults, domestic violence, while Type 2 includes misdemeanors, simple assaults, weapon carrying, drug abuse, gambling, DUI's and liquor laws. The applicant's census tract has two districts. Two off-sale licenses are allowed in the district in which CUP-193-2020 would be located. The approval of the requested off-sale would increase the limit by one for a total of three. He noted that once a year, the department of Alcoholic Beverage Control (ABC) was given a report on the types of crimes reported in districts.

Applicant: GIRDES GAD
Date: September 17, 2020

Request: Conditional Use Permit approval to allow a new liquor store, Hero's Liquor and Market, to operate with a new State Alcoholic Beverage control (ABC) Type "21" (Off-Sale, General) License. The site is in the C-2 (Community Commercial) 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 15301 – Existing Facilities.

Action: Resolution of Denial No. 6005-20 was approved.

Motion: Lindsay Second: Soeffner

Ayes: (5) Le, Lehman, Lindsay, Ramirez, Soeffner
Noes: (0) None
Absent: (1) Perez

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-189-2020 FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND SUNGROVE STREET AT 12867 GARDEN GROVE BOULEVARD.

Applicant: GEUNWOO YUN
Date: September 17, 2020
Request: Conditional Use Permit approval to allow an existing Holiday Inn Express hotel to operate with two new State Alcoholic Beverage Control (ABC) Licenses. A Type "20" (Off-Sale, Beer & Wine) License is requested for the lobby gift shop for the sale of canned and bottled beer, and a Type "41" (On-Sale, Beer & Wine, Eating Place) License is requested for the breakfast/bar area on the ground floor. The bar area will operate from 5:00 p.m. to 9:00 p.m., seven days a week, with indoor seating only and service of pre-made snack foods. The site is in the C-1 (Neighborhood Commercial) 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 15301 – Existing Facilities.

Action: Resolution No. 6006-20 was approved.

Motion: Ramirez Second: Le

Ayes: (5) Le, Lehman, Lindsay, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Perez

PUBLIC HEARING – SITE PLAN NO. SP-090-2020 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD.

Applicant: 7 LEAVES CAFÉ (VINH NGUYEN)
Date: September 17, 2020

Request: Site Plan approval to operate a new drive-thru restaurant, 7 Leaves Café, in an existing 1,900 square foot drive-thru building. The proposal includes interior and exterior improvements and a change of use from a drive-thru pharmacy to a drive-thru restaurant. The site is in the HCSP-TCB (Harbor Corridor Specific Plan – Tourist/ Commercial B) 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 15301 – Existing Facilities.

Action: Resolution No. 6007-20 was approved.

Motion: Lindsay Second: Ramirez

Ayes: (5) Le, Lehman, Lindsay, Ramirez, Soeffner

Noes: (0) None
Absent: (1) Perez

MATTERS FROM COMMISSIONERS: Commissioner Lindsay noted Vice Chair Perez's birthday.

Commissioner Soeffner asked if City Council was moving forward with filling the Planning Commission vacancy. Staff had not heard of any movement on the matter. Soeffner then asked for an update on the remanded ADU Ordinance that was approved by Planning Commission. Staff responded that the draft ordinance was forwarded to Housing & Community Development (HCD) for review as to whether the current document could be sanctioned by HCD. Staff would present an ADU Study Session for the Commissioners on October 15th. When available, the ADU ordinance would be agendized for Planning Commission again in either November or December.

Commissioner Lindsay asked for an update on the empty lot at Manley Street and Lampson Avenue, and wondered if a community garden could be installed until the property was developed. Staff responded there was no movement on the property, however, they would contact the owner regarding the possibility of a garden.

MATTERS FROM STAFF: Staff mentioned the October 1st Planning Commission would be cancelled and that the 'Bias Training' contract was being finalized by Human Resources and the Commissioners would be notified by email, however, there was no time frame yet.

ADJOURNMENT: At 8:28 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, October 15, 2020, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Southwest corner of Main Street and Acacia Parkway, at 12865 Main Street
HEARING DATE: October 15, 2020	GENERAL PLAN: Civic Center Mixed Use
PROJECT: Item for Consideration - 12865 Main Street Façade Changes	ZONE: CC-2 (Civic Center Main Street)
APPLICANT: Elizabeth Dang	CEQA DETERMINATION: N/A
PROPERTY OWNER: Same as Applicant	APN: 089-213-34

REQUEST:

A request to modify the building façade of an existing commercial office building, located at 12865 Main Street.

BACKGROUND:

The subject site is improved with an existing 18,200 square foot, two-story office building on a 10,647 square foot lot, located at 12865 Main Street. The subject building is currently occupied by a variety of administrative, medical, and professional offices. The building is located on the historic Main Street, which consists of a mix of restaurants, retail shops, service businesses, and offices. The subject property is zoned CC-2 (Civic Center Main Street) and has a General Plan Land Use Designation of Civic Center Mixed Use.

The applicant is proposing to convert some of the existing office spaces into other uses allowed under the CC-2 zone. This includes a juice bar/café use on the ground floor, and a residential apartment unit on the second floor. None of the proposed interior modifications, or changes in use, require entitlements. Per the Municipal Code, only expansions or new construction requires entitlements in the CC-2 zone. The proposed tenant improvements do not add to the square footage of the building, and therefore do not require entitlements. In conjunction with the proposed interior tenant improvements, the building’s façade will be updated.

Regarding Main Street Design Regulations, the Municipal Code states, in part, “In order to ensure that the development, restoration, and revitalization of properties and buildings are completed in accordance with the general historical theme of the CC-2 [Main Street] zone, the Community [and Economic] Development Department” shall adopt, by resolution, architectural and design criteria.

In 1978, the City adopted, by resolution, the Historical Main Street Architectural Design Criteria, which states in part, "The architectural character, which is to be retained and enhanced is that which existed prior to and with the rebuilding of Main Street buildings subsequent to the 1933 Long Beach earthquake. The principal architectural character is of a Spanish style, wood-framed, stucco building fronts and tile roofs". It further states that the design criteria was "established to enhance this particular architectural style."

In 1986, the Planning Commission approved Site Plan No. SP-113-86 for the construction of the subject two-story 18,200 square foot commercial office building. At that time, the staff report indicated that the "new building would blend in well with existing structures and would help maintain the village atmosphere which Main Street projects." Since its construction in 1990, the building has been occupied by a variety of office, retail, and restaurant businesses, according to business license records.

In August 2020, the applicant submitted a request to the City to modify the exterior façade of the existing building. The overall structure of the existing building façade was to be retained for the most part, with stylistic finishes being used to freshen the building. The intent was to provide a more contemporary interpretation of Spanish revival architecture to the building. The current exterior façade of the building exhibits a style that incorporates some features of the traditional Spanish revival architecture of buildings along Main Street.

When a structural rehabilitation is requested for a building within the CC-2 Main Street zone, the applicant is required to submit a building design plan to the City for review. The proposed building design plan is also submitted to the Downtown Main Street Commission ("Downtown Commission"), who reviews the proposed plan and makes recommendations to the Community and Economic Development Department. The proposed project, along with Downtown Commission's recommendation, is then forwarded to the Planning Commission for its consideration.

On September 10, 2020, the Downtown Commission considered the applicant's proposal. The commission expressed positive sentiments toward the proposed façade changes, citing an improvement over the outdated look of the existing building. There was a general consensus amongst the commission that the proposed building modifications fit within the existing context of the rest of Main Street. By a vote of 4-0 (with 3 commissioners absent), a motion to approve the project, was approved.

DISCUSSION:

Building Design

The applicant is proposing to refurbish the entire façade. The pediment feature on the corner of the building will be removed. In its place, the applicant is proposing to do a simple cornice around the building, and capping the parapet. The front entrance will be remodeled to include a second-floor balcony, and a more open

entrance. The glass blocks on either side of the main entrance will be removed. The green, domed awnings will be removed, and replaced with simple, black iron awnings. The second-floor windows will be replaced with "Juliet" type balconies, with simple black iron railings. All of the doors and windows will be replaced with new ones, with simple black framing. The ground-level outdoor spaces will use the same black iron railing from the upstairs balconies. New outdoor lighting fixtures will be in a similar black iron finish. The entire building will be restuccoed, and painted a light, off-white color. Any new signage will comply with the signage requirements of the Historical Main Street Architectural Design Criteria.

Staff has reviewed the proposed modified design and finds that it is consistent with the intent of the Historical Main Street Architectural Design Criteria. The proposed façade change exhibits a contemporary version of Spanish revival architecture. Many of the colors, materials, and finishes are consistent with the Historical Main Street Architectural Design Criteria. Copies of the current design, and proposed façade design are attached to this report for reference, as Exhibits "A" and "B."

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Consider the applicant's proposal and adopt Resolution No. 6009-20 to approve the proposed modification to the building façade, per the attached plans under Exhibit "A", for the building located at 12865 Main Street (APN: 089-213-34).



Lee Marino
Planning Services Manager



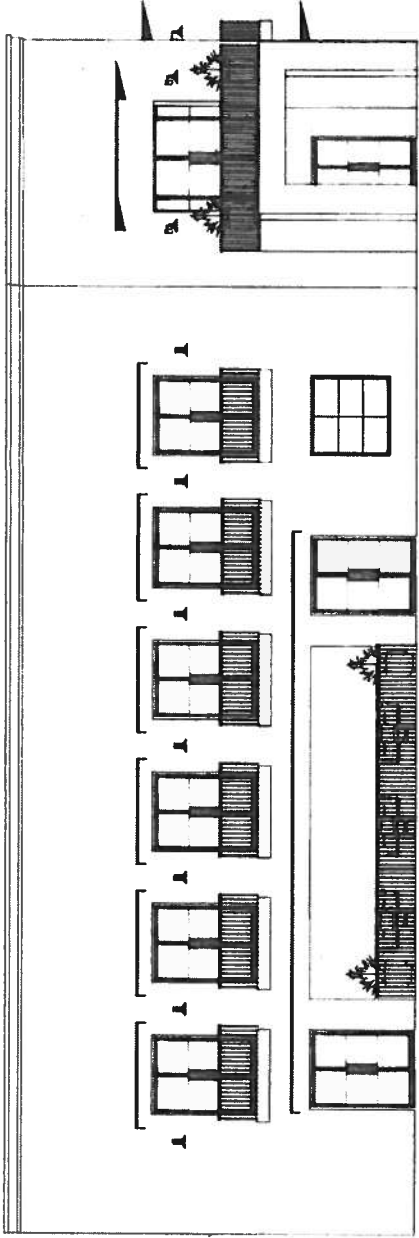
By: Priit Kaskla
Assistant Planner

Attachment 1: Exhibit "A" – Modified Façade Design
Attachment 2: Exhibit "B" – Current Façade Street View

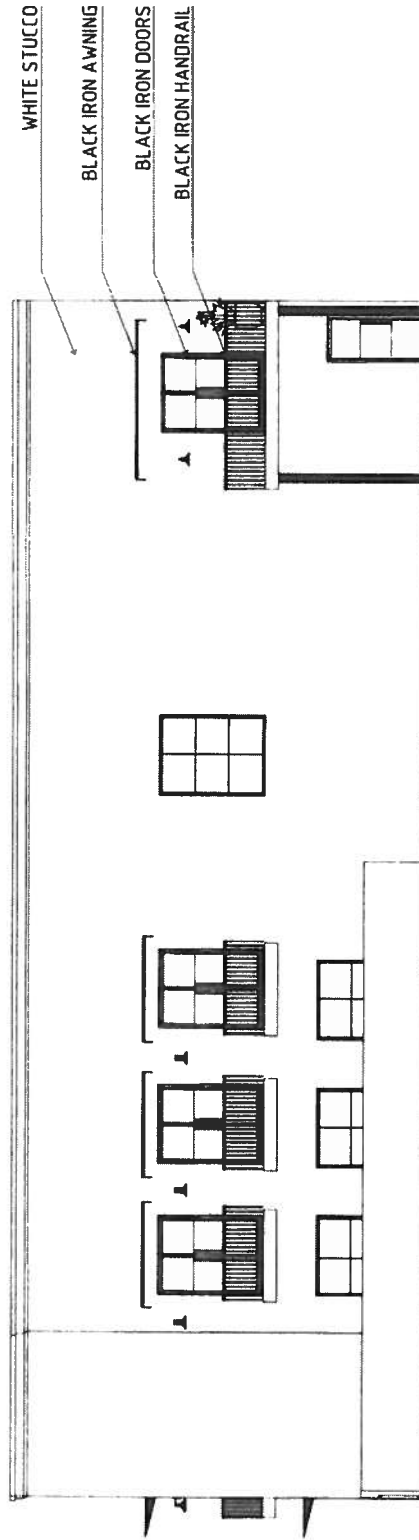
Attachment 1



Attachment 1

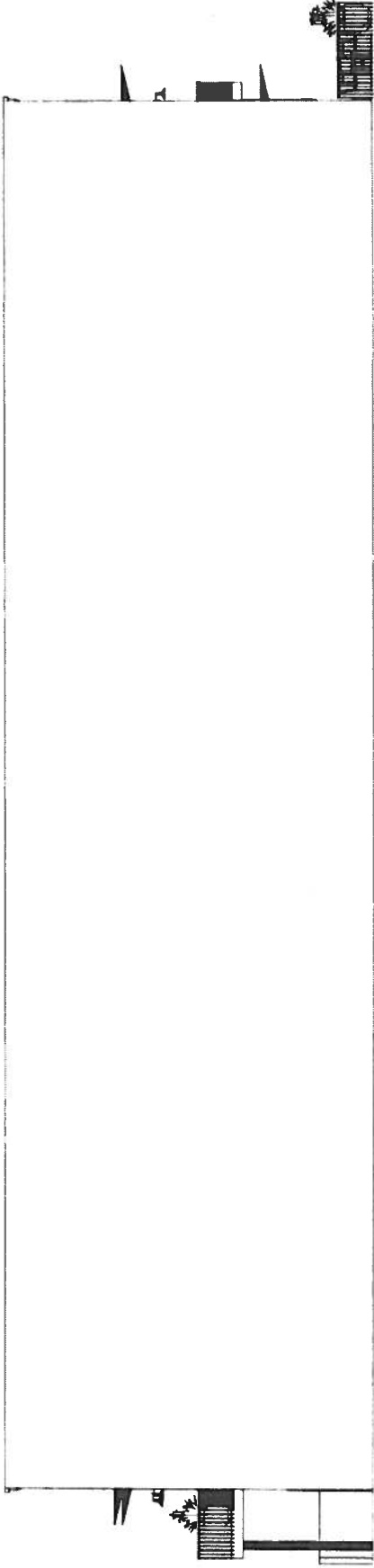


EAST ELEVATION

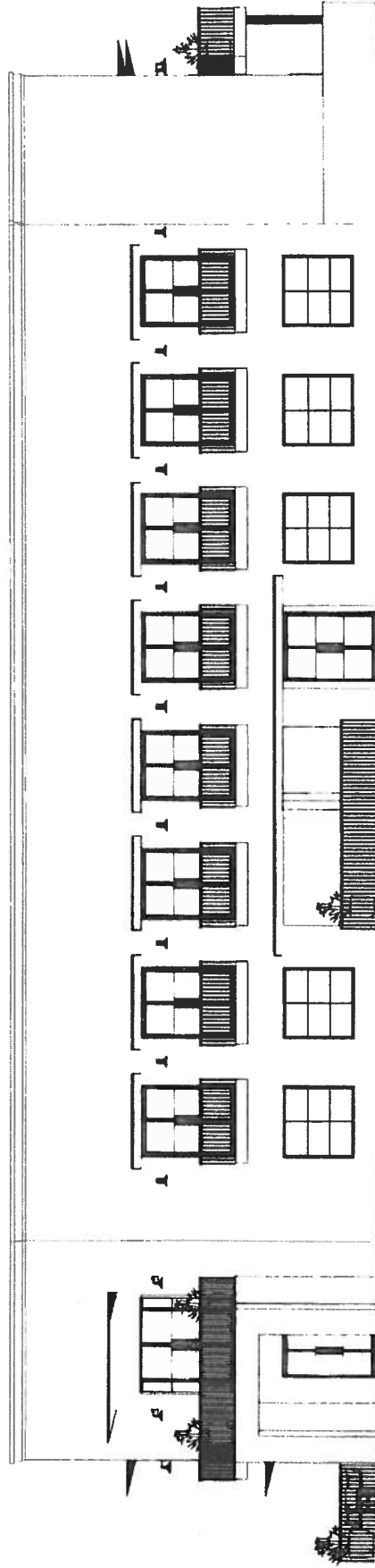


WEST ELEVATION

Attachment 1

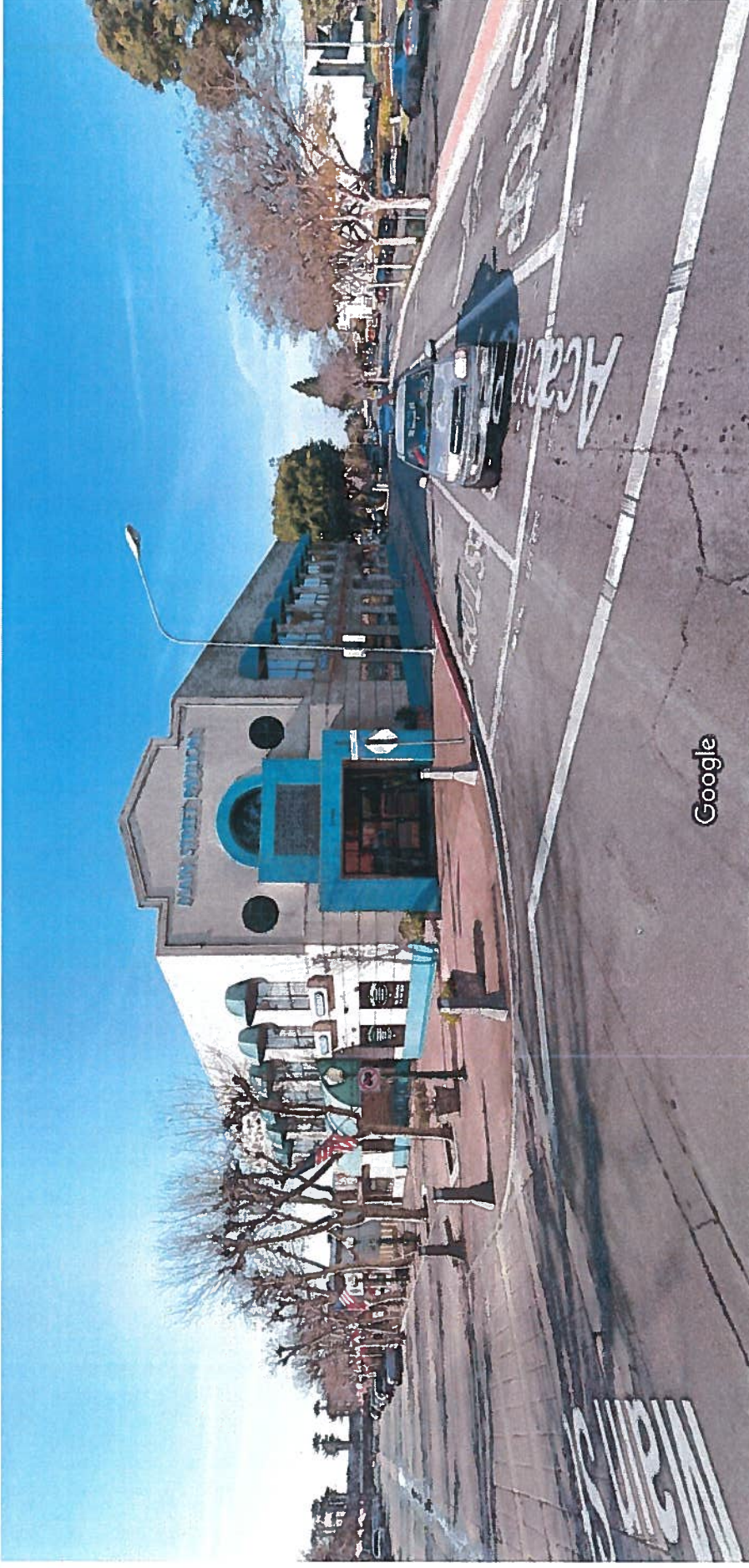


SOUTH ELEVATION



NORTH ELEVATION

12865 Main Street Facade Change - Existing View



RESOLUTION NO. 6009-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING THE PROPOSED FAÇADE CHANGES, PER THE ATTACHED EXHIBIT "A", FOR AN EXISTING COMMERCIAL BUILDING LOCATED AT 12865 MAIN STREET, ASSESSOR'S PARCEL NO. 089-213-34

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on October 15, 2020, does hereby approve the proposed façade changes, per the attached Exhibit "A", for an existing commercial building, located at 12865 Main Street, Assessor's Parcel No. 089-213-34.

BE IT FURTHER RESOLVED in the matter of the 12865 Main Street Proposed Façade Changes, the Planning Commission of the City of Garden Grove hereby finds, determines, declares, and resolves as follows:

WHEREAS, the subject case was initiated by Elizabeth Dang;

WHEREAS, a request to modify the building façade of the existing commercial building, located at 12865 Main Street;

WHEREAS, the subject site has a General Plan Land Use Designation of Civic Center Mixed Use and is currently zoned CC-2 (Civic Center Main Street);

WHEREAS, existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed;

WHEREAS, the City of Garden Grove has determined that this project is not subject to the California Environmental Quality Act ("CEQA"; Cal. Pub. Resources Code Section 21000 et seq.) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.);

WHEREAS, in 1978, the City adopted, by resolution, the Historical Main Street Architectural Design Criteria, which states in part, "The architectural character, which is to be retained and enhanced is that which existed prior to and with the rebuilding of Main Street buildings subsequent to the 1933 Long Beach earthquake. The principal architectural character is of a Spanish style, wood-framed, stucco building fronts and tile roofs". The Historical Main Street Architectural Design Criteria further states that the design criteria was "established to enhance this particular architectural style";

WHEREAS, when a structural rehabilitation is requested for a building within the CC-2 (Civic Center Main Street) zone, the applicant is required to submit a building design plan to the City for review. The proposed building design plan is also submitted to the Downtown Main Street Commission ("Downtown Commission"), who reviews the proposed plan and makes recommendations to the Community and Economic Development Department;

WHEREAS, the Downtown Commission gave due and careful consideration to the matter during its meeting of September 10, 2020, and, through a motion to approve the project, forwarded a recommendation to the Planning Commission;

WHEREAS, a report submitted by City staff was reviewed.

WHEREAS, pursuant to a legal notice, a public hearing was held on October 15, 2020, and all interested persons were given an opportunity to be heard.

WHEREAS, the Planning Commission gave due and careful consideration to the matter during its meeting of October 15, 2020; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. *Incorporation of Recitals.* The foregoing recitals are true and correct and are incorporated by reference herein.

SECTION 2. *Findings.* The Planning Commission finds that the proposed design, per the attached Exhibit "A", is consistent with the intent of the Historical Main Street Architectural Design Criteria. The Planning Commission finds that the design retains and enhances elements of the existing building's Spanish revival style building architecture by providing a white textured stucco building exterior, iron railings and other finishes, and iron and canvas awnings.