

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

Meeting Minutes  
Thursday, April 7, 2022

CALL TO ORDER: 7:04 p.m.

ROLL CALL:

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

Absent: Arestegui, Lehman, Perez

PLEDGE OF ALLEGIANCE: Led by Vice Chair Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

March 17, 2022 MINUTES:

Action: Received and filed.  
Motion: Lindsay Second: Soeffner  
Ayes: (4) Cunningham, Lindsay, Ramirez, Soeffner  
Noes: (0) None  
Absent: (3) Arestegui, Lehman, Perez

PUBLIC HEARING – AMENDMENT NO. A-034-2022, SITE PLAN NO. SP-108-2022, AND CONDITIONAL USE PERMIT NO. CUP-218-2022 FOR PROPERTY LOCATED ON THE NORTH SIDE OF CHAPMAN AVENUE, EAST SIDE OF GILBERT STREET, NEAR INTERSECTION OF CHAPMAN AVENUE AND GILBERT STREET

Applicant: ANDRESEN ARCHITECTURE, INC.  
Date: April 7, 2022

Request: To amend the NMU (Neighborhood Mixed Use) zone to allow “Automobile Fleet Storage” as a conditionally permitted use, for the storage of new automobiles and conducted only in conjunction with an existing new car dealership within the City of Garden Grove. Also, a request for Site plan

approval to improve an existing vacant property (Assessor's Parcel No. 132-402-20) with a new automobile fleet storage lot, in conjunction with a request for Conditional Use permit approval to allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove, on the vacant property for the temporary storage of new automobiles. The site is in the NMU (Neighborhood Mixed Use) zone. The project is exempt from CEQA pursuant to Government Code Sections 15061(b)(3) Review for Exemption and 15301 - Existing Facilities of the State CEQA Guidelines.

Action: Resolution Nos. 6038-22(A) and 6039-22 (SP/CUP) were approved with an amendment to the A-034-2022 Ordinance - 9.18.030.075 Automobile Fleet Storage, Item E (bold italics): The automobile fleet storage lot shall be secured by a perimeter fence or wall with a minimum height of six feet, but not to exceed eight feet, and shall also include a vehicular access gate(s) providing access to a public street(s). Site access, for vehicular ingress and egress, shall be limited to principal, major, primary, or secondary arterial streets, as identified in the City's Master Plan of Streets and Highways. There shall be no access to residential streets or adjacent properties. The perimeter fence/wall and the location of any vehicular access gate(s) shall be subject to review and approval by the Planning Division and the Public Works Department, Engineering Division. Perimeter fencing shall not include the use of barbed wire, "Constantine" wire, razor wire, or other similar fence treatment **that is visible from the public street or located on the top of the fence.**

Motion: Lindsay Second: Soeffner

Ayes: (4) Cunningham, Lindsay, Ramirez, Soeffner  
Noes: (0) None  
Absent: (3) Arestegui, Lehman, Perez

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

STUDY SESSION - DISCUSSION REGARDING ADU GRANT: The Southern California Association of Governments (SCAG) presented the Accessory Dwelling Unit (ADU) Project, which was made possible by a grant awarded by SCAG, HCD (Housing and Community Development) and REAP (Regional Early Action Program). Goals of the program include an ADU brochure, handbook, calculator, fact sheet, and process review. The Project Arc includes learning, planning, and integrating the four phases of work. ADU statistics and a demographic analyses were included, as well as current California policy on ADU's and Senate Bill SB9. ADU best practices covered options for local ADU ordinance customizations, and in closing, the ADU project schedule was

presented. Questions touched on outreach, RHNA numbers (Regional Housing Numbers Assessment), Housing Element certification, ADU heights, local control, and health and safety for substandard dwellings.

MATTERS FROM COMMISSIONERS: Vice Chair Lindsay noted Open Streets was awesome and Commissioner Soeffner asked everyone to keep the people of Ukraine in mind as the war continues.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items noting the May 5<sup>th</sup> meeting will be cancelled, added that the City is still working to have the Housing Element certified. Only seven cities in the SCAG region have been certified.

ADJOURNMENT: At 8:33 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, April 21, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

---

Judith Moore  
Recording Secretary