

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

Meeting Minutes
Thursday, May 19, 2022

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

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

Absent: Lehman, Perez, Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Soeffner.

ORAL COMMUNICATIONS – PUBLIC – In regard to the first public hearing item, which was withdrawn, Maureen Blackmun expressed her opposition to the Crazy Beer & Wine Market project citing concerns that there were frequent Police calls for service in the neighborhood relating to drugs, alcohol, and high-crime, and there were too many convenience stores in the area, as well as graffiti on the wall.

April 21, 2022 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Arestegui

Ayes: (4) Arestegui, Cunningham, Lindsay, Soeffner

Noes: (0) None

Absent: (3) Lehman, Perez, Ramirez

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-217-2022 FOR PROPERTY LOCATED NORTH OF GARDEN GROVE BOULEVARD, BETWEEN LORNA STREET AND JOSEPHINE STREET, AT 8725 GARDEN GROVE BOULEVARD

Applicant: HEDRA MAMLOUK

Date: May 19, 2022

Request: Conditional Use Permit approval to allow a new convenience store, Crazy

Beer & Wine Market, to operate with an original Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. The site is in the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone. The project is exempt from the CEQA pursuant to Government Code Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Staff stated that a letter to withdraw the item was submitted by the applicant on the afternoon of 5/19/22. Comments were taken under Oral Communications.

PUBLIC HEARING – SITE PLAN NO. SP-112-2022 AND TENTATIVE PARCEL MAP NO. PM-2021-112 FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF BEVERLY LANE AND ENEO PLACE AT 9811 BEVERLY LANE

Applicant: HENRY BALANZA
Date: May 19, 2022

Request: A request for Site Plan and Tentative Parcel Map approval to reconfigure two (2) existing adjacent parcels for the purpose of constructing a new two-story single-family home on each lot. Lot 1 will have a lot size of 10,500 square feet, while Lot 2 will have a lot size of 7,238 square feet. The existing single-family dwelling will be demolished to accommodate the proposed development. The site is in the R-1 (Single-Family Residential) zone. The project is exempt from CEQA pursuant to Government Code Section 15303 – New Construction or Conversion of Small Structures and Section 15315 – Minor Land Divisions, of the State CEQA Guidelines.

Action: Resolution No. 6042-22 was approved with one amendment, the insertion of a new Condition of Approval No. 67, renumbering the condition count from 72 to 73. Condition of Approval No. 67 states: "Second-story windows located on the east and west side of each unit shall either be frosted or designed as clerestory windows to preserve privacy of adjacent dwelling units." Also, one letter of opposition was submitted by Leyna Nguyen. Three speakers expressed concerns with the two-story building height, loss of privacy, compromise of property value, loss of single-family neighborhood charm, increase in traffic, general noise increase, and construction noise.

Motion: Soeffner Second: Arestegui

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

PUBLIC HEARING – SITE PLAN NO. SP-110-2022, VARIANCE NO. V-036-2022, AND LOT LINE ADJUSTMENT NO. LLA-029-2022 FOR PROPERTY LOCATED ON THE WEST SIDE OF PALA DRIVE AND INDUSTRY STREET, NORTH OF ACACIA AVENUE, AND SOUTH OF LAMPSON AVENUE AT 12641 INDUSTRY STREET AND 12691 PALA DRIVE

Applicant: PROLOGIS, L.P.
Date: May 19, 2022

Request: Site Plan approval to demolish the 65,880 square-foot building at 12641 Industry Street, and the 83,100 square-foot building at 12691 Pala Drive, in order to build a new 148,284 square-foot industrial building. Also, a Variance request to deviate from the maximum building height requirement of the M-P (Industrial Park) zone, and a Lot Line Adjustment request to consolidate 12641 Industry Street and 12691 Pala Drive into a single parcel. The site is in the M-P (Industrial Park) zone. The project is exempt from CEQA pursuant to Government Code Section 15302 – Replacement or Reconstruction, of the State CEQA Guidelines.

Action: In order for staff to analyze the estimated trip generation and potential traffic impacts of the project, the Planning Commission motioned to continue the item to the June 16th Planning Commission meeting. With the public hearing left open, the request was approved.

Motion: Soeffner Second: Arestegui

Ayes: (3) Arestegui, Cunningham, Soeffner
Noes: (1) Lindsay
Absent: (3) Lehman, Perez, Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-111-2022 AND TENTATIVE PARCEL MAP NO. PM-2021-190 FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST STREET AT 10201 AND 10231 GARDEN GROVE BOULEVARD

Applicant: DR. MICHAEL DAO
Date: May 19, 2022

Request: Site Plan approval to construct a five-story mixed-use development on a 1.86-acre site consisting of two parcels with 9,786 square feet of retail space, 9,270 square feet of medical space, and 52 apartment units with a 22.5% affordable housing density bonus for “very low-income” households. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concession and three (3) waivers from the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone development standards: (1) a concession to reduce the minimum required private balcony area and dimensions for each unit, (2) a waiver to reduce the minimum active

recreation dimensions and to allow the indoor and roof deck recreation areas to contribute to more than 50% of the required open space; (3) a waiver to allow the building to exceed the maximum building height of 50 feet or 4-stories; and (4) a waiver to deviate from the minimum 300 cubic feet of private storage per unit. Also, Tentative Parcel Map approval to consolidate the two (2) existing parcels into a single lot to accommodate the proposed development. The site is in the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone. The project is exempt from CEQA pursuant to Government Code Section 15332 - In-Fill Development Projects, of the State CEQA Guidelines.

Action: Resolution No. 6041-22 was approved with one amendment, the addition of Condition of Approval No. 113, which states: The applicant shall enhance the east building elevation by incorporating vertical wall landscaping to soften the building façade, and shall also incorporate privacy features, that are integrated with the design of the building, to the parking structure openings located on levels 2 and 3.

In addition, staff would work with traffic engineering to potentially add a "No U-turn" and/or "Keep Clear" sign to assist with easing traffic in the area on Garden Grove Boulevard at the entrance to the Rosewood Village development.

Other than the applicant, architect, landscape architect, and traffic engineer speaking, seven speakers expressed that though the project was beautiful it was not "family-friendly". Their concerns included the building height, lack of privacy, opposition to the tall bamboo plantings along the property line, gate access hours, ingress and egress to the development, increased traffic and parking overflow into neighborhoods, and "U-turns" that hinder traffic. Four letters of opposition were submitted with concerns relating to lack of outdoor space for growing families, child-safety, homeless in area, low-income housing, lack of privacy, and overflow parking in neighborhood. Two letters of support were submitted citing the need for affordable housing and the addition of value to the corner, as well as new jobs, businesses, and medical services in the area.

Motion: Lindsay Second: Arestegui

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

MATTERS FROM COMMISSIONERS: Commissioners reminded everyone of the upcoming Strawberry Festival and tribute concerts at the amphitheater, which include Aerosmith, Green Day, and Tom Petty.

MATTERS FROM STAFF: Staff noted that the June 2nd meeting would be cancelled and the continued item would be moved to the June 16th meeting.

ADJOURNMENT: At 9:53 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, June 16, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary