

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

Meeting Minutes
Thursday, June 18, 2020

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

April 16, 2020 and May 7, 2020 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Perez

Ayes: (7) Le, Lehman, Lindsay, Perez, Nguyen, Ramirez,
Soeffner

Noes: (0) None

CONTINUED PUBLIC HEARING FROM APRIL 16, 2020 – CONDITIONAL USE PERMIT
NO. CUP-339-11 (REV. 2020) FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER
OF WESTERN AVENUE AND LAMPSON AVENUE AT 12552 WESTERN AVENUE.

Applicant: THE MAP SPORTS FACILITY
Date: June 18, 2020

Request: To modify the approved plans and Conditions of Approval, under
Conditional Use Permit No. CUP-339-11 (REV. 2014), for an existing
indoor sports facility, MAP Sports Facility, to expand the hours of
operation allowing daytime weekday business hours and activities and
to expand the existing parking lot to provide additional parking spaces.
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: The item was continued to the September 17, 2020 meeting, with the public hearing left open, to allow the applicant time to conduct a neighborhood meeting to discuss the proposed request and changes to the operation, and to comply with the current Conditions of Approval. One letter of concern was submitted by Royden Fujimori, CC & R, and two letters of concern were submitted by Spencer Hurtt of Container Supply. Two letters in response were submitted by the applicant, Terry Teeple. Speaker(s): Terry Teeple, David Choye.

Motion: Lindsay Second: Perez

Ayes: (6) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez
Noes: (1) Soeffner

Due to a conflict of interest, Chair Lehman recused himself from Items D.1 and D.2 at 8:14 p.m. Vice Chair Perez called for a 10-minute recess. The meeting reconvened at 8:25 p.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-178-2020 FOR PROPERTY LOCATED ON THE EAST SIDE OF HARBOR BOULEVARD, SOUTH OF CHAPMAN AVENUE AT 12100 HARBOR BOULEVARD.

Applicant: TARGET CORPORATION
Date: June 18, 2020

Request: Conditional Use Permit approval to allow an existing retail store, Target, to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License. Currently, the store is operating with an ABC Type "20" (Off-Sale, Beer and Wine) License under CUP-132-04. The site is in the HCSP-TCB (Harbor Corridor Specific Plan-Tourist Commercial B) zone. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-132-04, shall be revoked and become null and void. 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. 5993-20 was approved. The applicant, who was not present, submitted a letter via email indicating agreement with the Conditions of Approval. The letter was included in the staff report. Speaker(s): None

Motion: Ramirez Second: Lindsay

Ayes: (6) Le, Lindsay, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None
Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-085-2020 FOR PROPERTY LOCATED ON SOUTHEAST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD AT 12100 HARBOR BOULEVARD.

Applicant: KIMLEY-HORN AND ASSOCIATES, INC. (JUSTIN BECKER)
Date: June 18, 2020

Request: Site Plan approval to allow the conversion of 9,292 square feet of an existing garden center structure into stock area for an existing Target store. 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. 5989-20 was approved with an amendment to add a Condition of Approval - “Prior to construction, the applicant shall provide notice to the manager/president of the Chapman Commons Home Owner’s Association, with the contact information of the contractor and store manager.” One letter of concern regarding construction noise during late hours and dust was submitted by Tatsuya Murase. Speaker(s): Jennifer Steen, Bob Tucker.

Motion: Lindsay Second: Nguyen

Ayes: (6) Le, Lindsay, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None
Absent: (1) Lehman

Chair Lehman rejoined the meeting at 8:48 p.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-188-2020 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN BEACH BOULEVARD AND COAST STREET, AT 8100 GARDEN GROVE BOULEVARD.

Applicant: YOUNG YI PARK
Date: June 18, 2020

Request: Conditional Use Permit approval to allow the operation of a new trade school, Sierra State University, in an existing 6,765 square foot one-story building. The existing Conditional Use Permit governing the tenant

space, for a culinary and trade school, CUP-035-2015, shall be revoked, and become null and void. The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) zone. In conjunction with the request, the Planning Commission will also 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. 5990-20 was approved. Speaker(s): Young Yi Park

Motion: Lindsay Second: Soeffner

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-187-2020, INTERPRETATION OF USE NO. IOU-003-2020, AND VARIANCE NO. V-031-2020 FOR PROPERTY LOCATED NORTH OF CHAPMAN AVENUE, BETWEEN GILBERT STREET AND BROOKHURST STREET, AT 9691 CHAPMAN AVENUE.

Applicant: L & L KIDS ENTERTAINMENT, INC.

Date: June 18, 2020

Request: Interpretation of Use approval to determine the compatibility between an indoor playground with arcade games and the NMU zone classification, and to allow the proposed use subject to Conditional Use Permit. Also, a request for Conditional Use Permit approval to allow the operation of a new, 14,000 square foot, indoor playground with arcade games and food service, L & L Kids Entertainment, at the Garden Grove Promenade shopping center, and Variance approval to allow the proposed use to deviate from the required minimum distance of 200 feet between an arcade use and a residentially zoned property. The site is in the NMU (Neighborhood Mixed Use) zone. In conjunction with the request, the Planning Commission will also 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. 5991-20 was approved. Speaker(s): Bao Pham

Motion: Le Second: Lindsay

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-086-2020 AND LOT LINE ADJUSTMENT NO. LLA-024-2020 FOR PROPERTY LOCATED NORTH OF CHAPMAN AVENUE, BETWEEN GILBERT STREET AND BROOKHURST STREET, AT 9665 CHAPMAN AVENUE.

Applicant: HGGA PROMENADE, LP
Date: June 18, 2020

Request: Site Plan approval to construct a new, 4,200 square foot one-story bank building for City Bank, along with associated site improvements, at the Garden Grove Promenade Shopping Center. Also, a request for Lot Line Adjustment approval to adjust an interior lot line by 61.99 feet to accommodate the construction of the new building. The site is in the NMU (Neighborhood Mixed Use) 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 15303 – New Construction or Conversion of Small Structures.

Action: Resolution No. 5992-20 was approved with an amendment to the Conditions of Approval to add – “If the water main is exposed during installation of the sewer lateral, a 20 foot section of the water main shall be replaced with a 20-foot PVC C-900 DR-14 Class 305 water pipe, size in kind and centered at the crossing.” Speaker(s): Geoff Reeslund, Robert Abbott

Motion: Ramirez Second: Perez

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – VEHICLE MILES TRAVELED (VMT) THRESHOLD

Applicant: CITY OF GARDEN GROVE
Date: June 18, 2020

Request: The Planning Commission will consider and make a recommendation to City Council regarding adoption of a Vehicle Miles Traveled (VMT) threshold related to transportation analysis for California Environmental Quality Act compliance as well as adopting Local Guidelines for implementation pursuant to Senate Bill 743.

Action: After a brief presentation by the Consultant, and with no speakers during the public hearing portion, the Planning Commission recommended City Council approve a resolution to adopt a Vehicle Miles Traveled (VMT) threshold related to transportation analysis for California

Environmental Quality Act (CEQA) compliance as well as a Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service. Speaker(s): Dai Vu, Spencer Reed (Consultant).

Motion: Le Second: Perez

Ayes: (6) Le, Lehman, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None
Abstain: (1) Lindsay

MATTERS FROM COMMISSIONERS: Commissioner Soeffner mentioned the overgrown weeds and poor condition of the fence at the Cottage Industries lots and Community Garden site. Staff would contact Code Enforcement to look into the matter. Commissioner Lindsay added that a property near Acacia Avenue and Goldenwest Street also had overgrown weeds.

Commissioner Ramirez asked for an update on the Theater project at Valley View Street. Staff responded that the City was waiting for the environmental and plans, and that Jack in the Box would go in first.

Commissioner Ramirez then asked if staff could do a future update on the Housing Element. Staff replied that a consultant agreement was being finalized to start the Housing Element process by the end of July. The consultant would also work on the Safety Element and the Environmental Justice Element. Staff noted that SCAG (Southern California Association of Governments) had postponed voting on the RHNA numbers (Regional Housing Needs Allocation) to possibly September, and in the interim, the consultant would hold neighborhood and stakeholder meetings. Commissioner Ramirez then stated that a Planning Commissioner should be involved in the Housing Element process due to the significant land use impact on the City.

Chair Lehman noted he would be absent from the July 2nd meeting.

MATTERS FROM STAFF: Staff gave a brief summary of the agenda items for the next two Planning Commission meetings of July 2nd and July 16th.

ADJOURNMENT: At 9:52 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, July 2, 2020, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary