

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

Meeting Minutes
Thursday, October 21, 2021

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

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

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Lehman.

ORAL COMMUNICATIONS – PUBLIC – None.

September 2, 2021 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Lehman
Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner
Noes: (0) None

Commissioner Arestegui recused herself from the following item.

CONTINUED PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND SITE PLAN NO. SP-101-2021 FOR PROPERTY LOCATED ON THE NORTH SIDE OF WESTMINSTER AVENUE, WEST OF BROOKHURST STREET, AT 13861 BROOKHURST STREET.

Applicant: DENNIS O'NEIL (SUNBELT STORES, INC.)
Date: October 21, 2021

Request: Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore,

a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, and (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building. The site is in the C-1 (Neighborhood Commercial) zone. In conjunction with the request, the Planning Commission will also consider the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: In order to finalize cost estimates and the construction phasing plan, the applicant requested a continuance to the November 18th Planning Commission meeting. With the public hearing left open, the request was approved.

Motion: Lehman Second: Lindsay

Ayes: (6) Cunningham, Lehman, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Arestegui

Commissioner Arestegui rejoined the meeting at 7:06 p.m.

PUBLIC HEARING – CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR FOCUSED GENERAL PLAN UPDATE AND ZONING AMENDMENTS, GENERAL PLAN AMENDMENT NO. GPA-003-2021, AND AMENDMENT NO. A-031-2021, FOR CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE
Date: October 21, 2021

Request: To recommend to the City Council: (i) Certification of the Environmental Impact Report (EIR) for the proposed focused General Plan Update and Zoning Amendments; (ii) Adoption of a General Plan Update (GPA-003-2021), which includes updates to the Housing Element, the Land Use Element, and the Safety Element, along with the adoption of a new Environmental Justice Element; and (iii), Adoption of Text/Map Amendments (A-031-2021) to Title 9 of the Municipal Code and to the Zoning Map to implement the goals and policies of the Housing Element and Land Use Element. The focus of the General Plan Update is to comply with State Law provisions, including complying with the 6th Cycle (2021-29) of the Regional Housing Needs Assessment (RHNA) that requires the City to Plan for 19,168 residential dwelling units for all income levels during the 2021-29 planning period.

A copy of the Draft EIR is available for public review at Garden Grove City Hall and on the City’s website at ggcity.org/planning.

The Draft of the Housing Element, Land Use Element, Safety Element, and Environment Justice Element for public review is only available on the City's website at ggcity.org/housing-element.

As part of the Land Use Element update, the General Plan Land Use designation of selected parcels will be changed. The parcels are generally located along Garden Grove Boulevard in the vicinity of the Beach Boulevard and Harbor Boulevard intersections, as well as along Harbor Boulevard between Trask Avenue and Westminster Avenue, along Westminster Avenue at the Taft Street and Euclid Street intersections, on Brookhurst Street, south of 15th Street, and those at the southeast corner of Katella Avenue and Magnolia Street. The specific parcels proposed to be changed are as follows:

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM LIGHT COMMERCIAL TO RESIDENTIAL/COMMERCIAL MIXED-USE 1:

7861 GARDEN GROVE BLVD APN# 131-682-62	7942 GARDEN GROVE BLVD APN# 096-281-14
7761 GARDEN GROVE BLVD APN# 131-682-61	7701 GARDEN GROVE BLVD APN# 131-682-05
7942 GARDEN GROVE BLVD APN# 096-281-14	7900 GARDEN GROVE BLVD APN# 096-281-09
7912 GARDEN GROVE BLVD APN# 096-281-11, APN# 096-281-13	

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM LIGHT COMMERCIAL TO RESIDENTIAL/COMMERCIAL MIXED-USE 2:

11092 MAGNOLIA ST APN# 132-061-32	8301 GARDEN GROVE BLVD APN# 131-541-20
11072 MAGNOLIA ST APN# 132-061-31	10721 WESTMINSTER AVE APN# 099-504-47
11052 MAGNOLIA ST APN# 132-061-28	10711 WESTMINSTER AVE APN# 099-504-45
11012 MAGNOLIA ST APN# 132-061-29	10691 WESTMINSTER AVE APN# 099-504-44
11002 MAGNOLIA ST APN# 132-061-18	10742 WESTMINSTER AVE APN# 099-181-12

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM LIGHT COMMERCIAL TO RESIDENTIAL/COMMERCIAL MIXED-USE 3:

12141 GARDEN GROVE BLVD APN# 231-404-13

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM LIGHT COMMERCIAL TO INTERNATIONAL WEST MIXED-USE:

13971 HARBOR BLVD APN# 100-130-74	13945 HARBOR BLVD APN# 100-130-73
13933 HARBOR BLVD APN# 100-130-71	13911 HARBOR BLVD APN# 100-130-72
13970 HARBOR BLVD APN# 101-681-22	13552 HARBOR BLVD APN# 101-080-75
13950 HARBOR BLVD APN# 101-681-18	13512 HARBOR BLVD APN# 101-080-76
13462 HARBOR BLVD APN# 101-642-01 APN# 101-681-17	12091 TRASK AVE APN# 101-642-02

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM LIGHT COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL:

10081 13 TH ST APN# 099-173-20	11001 WESTMINSTER AVE APN# 100-151-33
14202 BROOKHURST ST APN# 099-173-08	11025 WESTMINSTER AVE APN# 100-151-34
14212 BROOKHURST ST APN# 099-173-10, APN# 099-173-45	

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM INDUSTRIAL TO INTERNATIONAL WEST MIXED-USE:

13962 SEABOARD CIR APN# 100-130-68	13932 SEABOARD CIR APN# 100-130-67
11901 WESTMINSTER AVE APN# 100-130-69	13902 SEABOARD CIR APN# 100-130-66
13821 HARBOR BLVD APN# 100-130-79	13862 SEABOARD CIR APN# 100-130-58
13821 HARBOR BLVD APN# 100-130-79	

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL:

11461 WESTMINSTER AVE APN# 100-141-10	13931 NEWHOPE ST APN# 100-141-09
11431 WESTMINSTER AVE APN# 100-141-11	

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM HEAVY COMMERCIAL TO INTERNATIONAL WEST MIXED-USE:

13831 HARBOR BLVD APN# 100-130-56	13731 HARBOR BLVD APN# 100-130-52
13691 HARBOR BLVD APN# 100-123-09	13631 HARBOR BLVD APN# 100-123-02
13571 HARBOR BLVD APN# 100-122-33	13551 HARBOR BLVD APN# 100-122-11
13501 HARBOR BLVD APN# 100-122-40	13531 HARBOR BLVD APN# 100-122-12
13501 HARBOR BLVD APN# 100-122-39	13592 HARBOR BLVD APN# 101-080-73
13571 HARBOR BLVD APN# 100-122-32	13852 HARBOR BLVD APN# 101-315-33
13822 HARBOR BLVD APN# 101-311-17	13812 HARBOR BLVD APN# 101-311-19
13802 HARBOR BLVD APN# 101-311-24	13792 HARBOR BLVD APN# 101-311-21
13772 HARBOR BLVD APN# 101-311-20	13752 HARBOR BLVD APN# 101-311-25
13732 HARBOR BLVD APN# 101-080-71	13700 HARBOR BLVD APN# 101-080-63
13692 HARBOR BLVD APN# 101-080-64	13666 HARBOR BLVD APN# 101-080-68
13650 HARBOR BLVD APN# 101-080-66	13592 HARBOR BLVD APN# 101-080-74
11942 TRASK AVE APN# 100-122-22, APN# 100-122-23	

GENERAL PLAN LAND USE DESIGNATION CHANGING FROM CIVIC INSTITUTION TO INTERNATIONAL WEST MIXED-USE:

12501 GARDEN GROVE BLVD APN# 231-561-16	12609 GARDEN GROVE BLVD APN# 231-561-24
12555 GARDEN GROVE BLVD APN# 231-561-25	12601 GARDEN GROVE BLVD APN# 231-561-22
12601 GARDEN GROVE BLVD APN# 231-561-23	12665 GARDEN GROVE BLVD APN# 231-323-21
12892 PALM ST APN# 231-561-15	12601 GARDEN GROVE BLVD APN# 231-561-14
12665 GARDEN GROVE BLVD APN# 231-323-22, APN# 231-323-20	

AS PART OF THE ZONING MAP AMENDMENT, THE ZONING DESIGNATION OF SELECTED PARCELS WILL BE CHANGED. THE PARCELS ARE GENERALLY LOCATED ALONG GARDEN GROVE BOULEVARD IN THE VICINITY OF BEACH BOULEVARD AND THE HARBOR BOULEVARD INTERSECTIONS, ALONG HARBOR BOULEVARD BETWEEN TRASK AVENUE AND WESTMINSTER AVENUE, ALONG WESTMINSTER AVENUE AT THE TAFT STREET AND EUCLID STREET INTERSECTIONS, ON BROOKHURST STREET, SOUTH OF 15TH STREET, AT THE SOUTHEAST CORNER OF KATELLA AVENUE AND MAGNOLIA STREET, AND THOSE IN THE CIVIC CENTER AREA. THE SPECIFIC PARCELS PROPOSED TO BE REZONED ARE AS FOLLOWS:

ZONE CHANGE FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL):

10081 13 TH ST APN# 099-173-20	14202 BROOKHURST ST APN# 099-173-08
14212 BROOKHURST ST APN# 099-173-10, APN# 099-173-45	

ZONE CHANGE FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO NMU (NEIGHBORHOOD MIXED-USE):

11092 MAGNOLIA ST APN# 132-06-132	11072 MAGNOLIA ST APN# 132-061-31
11052 MAGNOLIA ST APN# 132-061-28	11012 MAGNOLIA ST APN# 132-061-29
11002 MAGNOLIA ST APN# 132-061-18	

ZONE CHANGE FROM C-2 (COMMUNITY COMMERCIAL) TO GGMU-1 (GARDEN GROVE MIXED-USE 1):

7861 GARDEN GROVE BLVD APN# 131-682-62	7761 GARDEN GROVE BLVD APN# 131-682-61
7701 GARDEN GROVE BLVD APN# 131-682-05	7900 GARDEN GROVE BLVD APN# 096-281-09
7942 GARDEN GROVE BLVD APN# 096-281-14	7942 GARDEN GROVE BLVD APN# 096-281-14
7912 GARDEN GROVE BLVD APN# 096-281-11, APN# 096-281-13	

ZONE CHANGE FROM C-2 (COMMUNITY COMMERCIAL) TO GGMU-2 (GARDEN GROVE MIXED-USE 2):

8301 GARDEN GROVE BLVD APN# 131-541-20

ZONE CHANGE FROM M-1 (LIMITED INDUSTRIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL):

11461 WESTMINSTER AVE APN# 100-141-10	13931 NEWHOPE ST APN# 100-141-09
11431 WESTMINSTER AVE APN# 100-141-11	

ZONE CHANGE FROM HCSP-DC (HARBOR CORRIDOR SPECIFIC PLAN-DISTRICT COMMERCIAL) TO GGMU-3 (GARDEN GROVE MIXED-USE 3):

12141 GARDEN GROVE BLVD APN# 231-404-13

ZONE CHANGE FROM CC-OS (CIVIC CENTER- OPEN SPACE) TO CC-3 (CIVIC CENTER CORE):

11211 ACACIA PKWY APN# 090-143-12	11221 ACACIA PKWY APN# 090-143-13
11231 ACACIA PKWY APN# 090-143-14	11391 ACACIA PKWY APN# 090-154-57
11261 ACACIA PKWY APN# 090-154-58	11200 STANDARD AVE APN# 090-143-27
12821 5 TH ST APN# 090-143-15	12811 5 TH ST APN# 090-143-16
12801 5 TH ST APN# 090-143-17	APN# 090-154-56
12772 5 TH ST APN# 090-154-49	

AS PART OF THE ZONING AMENDMENT, THE RESIDENTIAL DENSITIES OF SECTIONS 9.18.090.020, 9.18.090.030, 9.18.090.070, 9.18.090.080 OF CHAPTER 18 OF TITLE 9 OF THE MUNICIPAL CODE WILL BE AMENDED TO BE CONSISTENT WITH THE DENSITIES OF THE LAND USE ELEMENT UPDATE, AND SECTION 9.18.190 WILL BE INCORPORATED TO CREATE A MIXED-USE OVERLAY ZONE. THE PARCELS INCLUDED IN THE MIXED-USE OVERLAY ZONE ARE GENERALLY LOCATED ALONG HARBOR BOULEVARD, BETWEEN CHAPMAN AVENUE AND WESTMINSTER AVENUE, ALONG WESTERN AVENUE BETWEEN LAMPSON AVENUE AND CHAPMAN AVENUE, AND ON WESTMINSTER AVENUE AT TAFT STREET.

THE FOLLOWING PARCELS WILL BE INCLUDED IN THE INTERNATIONAL WEST MIXED-USE OVERLAY:

APN# 101-011-06	APN# 231-561-14	APN# 101-080-63	APN# 100-352-20
APN# 101-080-68	APN# 101-080-64	APN# 100-130-67	APN# 100-130-66
APN# 231-491-12	APN# 231-491-13	APN# 231-491-14	APN# 231-491-15
APN# 231-451-40	APN# 231-451-38	APN# 231-451-37	APN# 231-451-36
APN# 100-130-56	APN# 101-611-78	APN# 100-130-71	APN# 100-345-23
APN# 101-681-22	APN# 101-642-02	APN# 101-452-02	APN# 100-335-25
APN# 101-611-02	APN# 100-335-34	APN# 100-335-37	APN# 100-130-72
APN# 100-335-30	APN# 100-130-74	APN# 100-130-73	APN# 101-642-01
APN# 101-080-71	APN# 101-080-73	APN# 101-080-74	APN# 231-441-36
APN# 100-347-15	APN# 231-405-01	APN# 100-122-33	APN# 101-080-76
APN# 100-345-21	APN# 101-311-25	APN# 101-343-65	APN# 231-441-35
APN# 101-011-02	APN# 101-315-33	APN# 231-422-14	APN# 231-422-07
APN# 231-422-12	APN# 231-422-15	APN# 231-423-09	APN# 231-422-09
APN# 231-423-08	APN# 231-422-08	APN# 231-422-22	APN# 231-422-21
APN# 231-422-20	APN# 231-422-19	APN# 231-422-18	APN# 231-422-17
APN# 231-422-16	APN# 231-422-11	APN# 231-423-15	APN# 231-423-16
APN# 231-423-14	APN# 231-423-13	APN# 231-423-12	APN# 231-423-11
APN# 231-423-10	APN# 231-422-10	APN# 231-423-02	APN# 231-423-01
APN# 231-423-03	APN# 231-423-04	APN# 231-423-05	APN# 231-423-06
APN# 231-423-07	APN# 101-311-17	APN# 101-011-03	APN# 101-311-19
APN# 101-311-24	APN# 101-311-21	APN# 101-311-20	

THE FOLLOWING PARCELS WILL BE INCLUDED IN THE INDUSTRIAL/RESIDENTIAL 1 MIXED-USE OVERLAY:

6
APN# 131-671-11 APN# 131-671-09 APN# 131-671-10 APN# 131-671-08
APN# 215-032-01

THE FOLLOWING PARCELS WILL BE INCLUDED IN THE RESIDENTIAL/COMMERCIAL MIXED-USE 2 RESIDENTIAL OVERLAY:

10721 WESTMINSTER AVE APN# 099-504-47	10711 WESTMINSTER AVE APN# 099-504-45
10691 WESTMINSTER AVE APN# 099-504-44	10742 WESTMINSTER AVE APN# 099-181-12

Action: Jose Rodriguez, the MIG Consultant for the Housing Element update project, conducted a presentation on the Engagement Tools and Methods for the Housing Element, which included community surveys, land-use mapping surveys, forums, inclusion of public comments, and Planning Commission Study Sessions. Housing Element

topics included the overall Process, Regional Housing Needs Allocation (RHNA), Key Housing Programs, HCD Review and Comments, Land Use Element, Safety Element, Environmental Justice Element, Focused Zoning Elements, Environmental Impact Report, and Staff Recommendations. Though Commissioners were in favor of developments, specific concerns related to Open Space vs. Park Land, higher densities (40%) without additional park land, a density increase in already overcrowded areas, adequate infrastructure in future higher density areas, the potential need for a larger police force, the health risks from future development adjacent to industrial areas, CA Senate Bill 9, and the unequitable vision of the Update in regard to zoning, increased density, and development in disadvantaged areas. Staff noted that higher density in disadvantaged areas would not make the areas more disadvantaged as public improvements could be done in conjunction with development. Staff then added that if the Housing Element was not approved, the City could incur fines, lose land use authority, especially with affordable projects, and possibly lose the ability to issue building permits.

Resolution Nos. 6031-21 (GPA) and 6032-21 (A) were approved. One letter, dated 10/21/21, was submitted by Mitchell M. Tsai, Attorney at Law, on behalf of the Southwest Regional Council of Carpenters (SWRCC) in regard to hiring locally and using skilled and trained workers.

Motion: Ramirez Second: Lehman

Ayes: (4) Cunningham, Lehman, Ramirez, Soeffner

Noes: (3) Arestegui, Lindsay, Perez

MATTERS FROM COMMISSIONERS: Vice Chair Lindsay asked if a recycling facility was permitted at Magnolia Street and Mays Avenue. Staff would look into the matter. Updates were provided on Cottage Industries, Site C, Site B2, Raising Canes, Sprouts, and the Valley View bowling alley.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items.

ADJOURNMENT: At 8:57 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, November 4, 2021, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary