

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

Meeting Minutes
Thursday, November 7, 2019

CALL TO ORDER: 7:01 p.m.

Chair Lehman welcomed Josh Lindsay to the Commission.

ROLL CALL:

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

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

ORAL COMMUNICATIONS – PUBLIC – None.

October 3, 2019 MINUTES:

Action: Received and filed.

Motion: Ramirez Second: Perez

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

Noes: (0) None

The Public Hearing items were taken out of order.

PUBLIC HEARING – AMENDMENT NO. A-026-2019, LOT LINE ADJUSTMENT NO. LLA-023-2019, AND FRONT YARD DETERMINATION NO. FYD-005-2019 FOR PROPERTY LOCATED AT 9792 STANFORD AVENUE, SOUTH SIDE OF STANFORD AVENUE BETWEEN GILBERT STREET AND BROOKHURST WAY.

Applicant: HENRY TRAN & Y-MINH DINH, KEVIN DINH & XUAN THAO NGUYEN, AN DAC NGUYEN & MY-Y DINH, AI MY DINH, JIMMY TONG, RONALD DINH & MINH THUY LE, VINNY DINH, AND THOMAS DINH & ANNIE TRAN

Date: November 7, 2019

Request: Approval of a Zone Change and Lot Line Adjustment to reconfigure the existing lot lines of a currently vacant 0.97-acre project site in order to reduce the total number of legal lots from four (4) to three (3) for the purpose of constructing a single-family dwelling unit on each lot. The request will include (i) a Zone Change to amend the site zoning designation from R-1 (Single-Family Residential) with a minimum lot size of 15,000 square feet to R-1 (Single-Family Residential) with a minimum lot size of 11,000 square feet, (ii) a Lot Line Adjustment to reconfigure the existing lot lines to create three (3) new lots with areas of 14,228 square feet (Lot 1), 14,224 square feet (Lot 2), and 14,223 square feet (Lot 3), and (iii), a Front Yard Determination to designate the interior street side of Lot 1 as the front of the property. 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 Sections 15061 – Review for Exemption, 15303 – New Construction or Conversion of Small Structures, and 15305 – Minor Alterations in Land Use Limitations.

Action: Public Hearing held. Speaker(s): Bob Thornton, William Heideman, Laurie Merrick, Kadi Kiisk-Mohr, Maureen Blackmun, Khoa Phan, Hal Davenport

Action: Staff was directed to bring back Resolutions of denial to the December 5, 2019 meeting reflecting the findings of fact expressed by the Planning Commission: (1) the Zone Change for the project was inconsistent with the General Plan and not compatible with the existing neighborhood area, and (2) the Lot Line Adjustment was inconsistent with the zoning. In addition, one letter of concern regarding increased density, lot design, and incompatibility with the surrounding neighborhood was submitted by William Heideman and Fredericka Cleary, and one letter of opposition regarding increased density was submitted by Jeffrey Ross Nyeholt.

Motion: Perez Second: Lindsay

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

Noes: (0) None

Chair Lehman called a recess at 8:09 p.m. The meeting reconvened at 8:15 p.m.

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, SITE PLAN NO. SP-076-2019 FOR PROPERTY LOCATED AT 12862 GARDEN GROVE BOULEVARD, SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND HASTER STREET.

Applicant: OUTFRONT MEDIA
Date: November 7, 2019

Request: Site Plan approval to relocate certain specific existing billboards and convert them into one (1) two-sided electronic billboard located along the Garden Grove (22) Freeway. The site is in the PUD-102-74 (Planned Unit Development) zone. In conjunction with the request, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for this project and will be considered for adoption with the subject site plan.

Action: Public Hearing held. Speaker(s): Cameron Heil, Collin Smith

Action: Resolution No. 5967-19 was approved. One letter was submitted by the Department of Transportation (DOT) regarding traffic operations, potential distraction to motorists, and outdoor advertising and encroachment permits. A follow-up letter of response from environmental consultant MIG addressed the DOT concerns.

Motion: Lindsay Second: Soeffner

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

Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Lindsay asked staff to explain the maximum number of four (4) bathrooms in a single-family residence. Staff replied that as response to single-family homes illegally being converted to multiple units, thereby creating code enforcement issues, City Council approved an ordinance which limited two bathrooms for two bedrooms, three bathrooms for three bedrooms, and four bathrooms for four bedrooms, along with a waiver to add a powder room if there was a good reason.

Commissioner Soeffner announced the first Veteran's Day event the City to be held Monday, November 11th at 8:00 a.m. in front of the Fire Department. The event would include a flag raising and flag pinning.

Chair Lehman asked if staff could review the new ADU (Accessory Dwelling Unit) laws. Staff responded that an ADU Law Study Session would occur prior to an ordinance that would be brought before the Commission.

MATTERS FROM STAFF: Staff noted that a house on Lee Lane had been converted into a temple with issues such as illegal additions, and that the property was already on Code Enforcement's radar. Staff then gave a brief description of agenda item(s) for the next regular Planning Commission meeting.

ADJOURNMENT: At 8:45 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, November 21, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary