

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

Meeting Minutes
Thursday, March 15, 2018

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Brietigam
Vice Chair Truong
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar

Absent: None

PLEDGE OF ALLEGIANCE: Led by Vice Chair Truong.

ORAL COMMUNICATIONS – PUBLIC – Mr. Josh McIntosh asked staff for the percentage of market rate units versus low-income units at Brookhurst Triangle development. Staff would connect him with Greg Blodgett of Economic Development.

MARCH 1, 2018 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Lazenby

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong
Noes: (0) None
Abstain: (2) Kanzler, Salazar

Commissioner Kanzler recused himself from the meeting due to a conflict of interest explaining that he lived across the street from the following project.

PUBLIC HEARING – SITE PLAN NO. SP-045-2018, CONDITIONAL USE PERMIT NO. CUP-121-2018, CONDITIONAL USE PERMIT NO. CUP-122-2018, AND CONDITIONAL USE PERMIT NO. CUP-123-2018. FOR PROPERTY LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN CIVIC CENTER DRIVE AND 9TH STREET AT 12951 7TH STREET, 12932 AND 12942 8TH STREET, 12931 AND 12941 9TH STREET, AND 11421, 11461, AND 11301 GARDEN GROVE BOULEVARD.

Applicant: CHRIS BENNETT (COTTAGE INDUSTRIES, LLC.)

Date: March 15, 2018

Request: A request by Cottage Industries, LLC for approval of a Site Plan and three (3) Conditional Use Permits for the Cottage Industries project. The proposed Site Plan would allow the conversion of four (4) existing residential structures and two (2) existing accessory structures into commercial restaurant and retail use; the construction of two (2) new commercial buildings with a combined square footage of approximately 2,284 square feet to accommodate a communal lounge area, a restaurant, restrooms, and facility storage for the project; construction of accessory trellis and patio shade structures with a combined square footage of approximately 4,900 square feet; and the conversion of two parcels into a surface parking lot to serve the development. One of the proposed Conditional Use Permits would allow for the outdoor consumption/sales of alcohol within the communal area of the development and outdoor entertainment. The other two proposed Conditional Use Permits would allow for the operation of a new restaurant, located at 12932 8th Street, with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License, and a new restaurant, located 12941 9th Street, with Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License and entertainment. Each proposed Conditional Use Permit includes a request pursuant to Garden Grove Municipal Code Section 9.18.090.040.f.9 for waiver of distance and location provisions to allow the proposed uses within 200 feet of properties containing residential uses. The Planning Commission will also consider a determination that the Cottage Industries project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to the CEQA guidelines, including, but not limited to, Section 15332 thereof. The site is in the CC-1 (Civic Center East) zone. This project is exempt pursuant to CEQA Section 15332 – In-Fill Development Project.

Action: Public Hearing held. Speaker(s): Chris Bennett, Sara Soto, Clifford Hampton, George Alvarez, Gene Felling, Josh McIntosh, Linda Sadeghi, Maureen Blackmun, Gerald Sloan, John Ramirez.

Action: Resolution Nos. 5908-18, 5909-18, and 5910-18 were approved.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

Chair Brietigam called a ten minute recess at 8:09 p.m. The meeting reconvened with Commissioner Kanzler present at 8:20 p.m.

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, PLANNED UNIT DEVELOPMENT NO. PUD-008-2018, GENERAL PLAN AMENDMENT NO. GPA-001-2018, SITE PLAN NO. SP-048-2018. FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST STREET AT 10080 GARDEN GROVE BOULEVARD.

Applicant: AMG & ASSOCIATES, LLC
Date: March 15, 2018

Request: To repurpose an existing 8-Story, unfinished, steel structure to a 400-unit senior housing project by amending the General Plan Land Use designation from Residential/Commercial Mixed Use 1 to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; to rezone the site from Garden Grove Boulevard Mixed Use 1 (GGMU1) to Planned Unit Development (PUD) to implement the new General Plan designation; and Site Plan review for the proposed senior housing project which includes additional building mass and an increase in developable site area to 5.09 acres from 3.09 acres. The Developer is also requesting a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces. The site is in the GGMU1 (Garden Grove Boulevard Mixed Use 1) zone.

The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the modified project.

Action: Public Hearing held. Speaker(s): Alexis Gevorgian, Maureen Blackmun, Bill Grant, Josh McIntosh. One letter of support was submitted by Cindy Spindle of the Garden Grove Chamber of Commerce.

Action: Resolution Nos. 5914-18 (PUD/GPA) and 5915-18 (SP) were approved.

Motion: Kanzler Second: Truong

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

MATTERS FROM COMMISSIONERS: Referring to the Cottage Industries project, Commissioner Kanzler commented that he liked the idea of a local family area to walk to eat instead of using a car.

Commissioner Lazenby expressed concern for increased traffic and pedestrian safety on 9th Street, especially with several schools in the area, and asked if there was a method to reduce traffic speed and have more safe crosswalks. Staff responded that the crosswalk at Stanford Avenue could be enhanced with additional stripes, signage, and pedestrian-actuated flashing beacons, however, the amount of traffic did not warrant a signal at that location. Also, speed limits were based on traffic engineering studies every five years, with the next study two years out, though with changed demographics, the next study may indicate the speed should be lowered. Staff then added that a recently received Caltrans grant for the Active Downtown Plan would look at the disadvantaged neighborhoods to the east to determine how to better the downtown area as a whole for pedestrians and bicycle riders.

Chair Brietigam challenged the City to find funding to increase the size of the Police Department to 200 sworn by the year 2020, especially with the increase of homelessness and release of prisoners.

MATTERS FROM STAFF: Staff gave a brief description of public hearing items for the next regular Planning Commission meeting on April 5th.

ADJOURNMENT: At 9:26 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, April 5, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Lazenby Second: Lehman

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Judith Moore
Recording Secretary