



## AGENDA

GARDEN GROVE PLANNING COMMISSION

April 21, 2022 - 7:00 PM

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

---

**COVID-19 Information:** If you plan to attend the meeting in person, masks must be worn indoors at all times by those who are unvaccinated. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or have other flu-like symptoms.

**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Department of Community & Economic Development at (714) 741-5312 or email [planning@ggcity.org](mailto:planning@ggcity.org) 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

**Public Comments:** Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing [planning@ggcity.org](mailto:planning@ggcity.org) no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

**PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING**

## REGULAR MEETING AGENDA

ROLL CALL: CHAIR RAMIREZ, VICE CHAIR LINDSAY  
COMMISSIONERS ARESTEGUI, CUNNINGHAM, LEHMAN, PEREZ,  
SOEFFNER

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – April 7, 2022
- C. STUDY SESSION
  - C.1. FOCUSED ZONING AMENDMENTS UPDATE: A PRESENTATION TO DISCUSS THE PROPOSED FOCUSED ZONING CODE TEXT AMENDMENTS RELATING TO THE CREATION OF OBJECTIVE DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, MIXED-USE, SUPPORTIVE HOUSING, SINGLE-ROOM OCCUPANCY (SRO) HOUSING, AND MOTEL/HOTEL CONVERSIONS
- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

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

Meeting Minutes  
Thursday, April 7, 2022

CALL TO ORDER: 7:04 p.m.

ROLL CALL:

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

Absent: Arestegui, Lehman, Perez

PLEDGE OF ALLEGIANCE: Led by Vice Chair Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

March 17, 2022 MINUTES:

Action: Received and filed.  
Motion: Lindsay Second: Soeffner  
Ayes: (4) Cunningham, Lindsay, Ramirez, Soeffner  
Noes: (0) None  
Absent: (3) Arestegui, Lehman, Perez

PUBLIC HEARING – AMENDMENT NO. A-034-2022, SITE PLAN NO. SP-108-2022,  
AND CONDITIONAL USE PERMIT NO. CUP-218-2022 FOR PROPERTY LOCATED ON  
THE NORTH SIDE OF CHAPMAN AVENUE, EAST SIDE OF GILBERT STREET, NEAR  
INTERSECTION OF CHAPMAN AVENUE AND GILBERT STREET

Applicant: ANDRESEN ARCHITECTURE, INC.  
Date: April 7, 2022

Request: To amend the NMU (Neighborhood Mixed Use) zone to allow "Automobile Fleet Storage" as a conditionally permitted use, for the storage of new automobiles and conducted only in conjunction with an existing new car dealership within the City of Garden Grove. Also, a request for Site plan

approval to improve an existing vacant property (Assessor's Parcel No. 132-402-20) with a new automobile fleet storage lot, in conjunction with a request for Conditional Use permit approval to allow the use of a new automobile fleet storage lot, operated by the existing Chevrolet dealership in Garden Grove, on the vacant property for the temporary storage of new automobiles. The site is in the NMU (Neighborhood Mixed Use) zone. The project is exempt from CEQA pursuant to Government Code Sections 15061(b)(3) Review for Exemption and 15301 – Existing Facilities of the State CEQA Guidelines.

Action: Resolution Nos. 6038-22(A) and 6039-22 (SP/CUP) were approved with an amendment to the A-034-2022 Ordinance – 9.18.030.075 Automobile Fleet Storage, Item E (bold italics): The automobile fleet storage lot shall be secured by a perimeter fence or wall with a minimum height of six feet, but not to exceed eight feet, and shall also include a vehicular access gate(s) providing access to a public street(s). Site access, for vehicular ingress and egress, shall be limited to principal, major, primary, or secondary arterial streets, as identified in the City's Master Plan of Streets and Highways. There shall be no access to residential streets or adjacent properties. The perimeter fence/wall and the location of any vehicular access gate(s) shall be subject to review and approval by the Planning Division and the Public Works Department, Engineering Division. Perimeter fencing shall not include the use of barbed wire, "Constantine" wire, razor wire, or other similar fence treatment **that is visible from the public street or located on the top of the fence.**

Motion: Lindsay      Second:      Soeffner

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

Noes:            (0)    None

Absent:          (3)    Arestegui, Lehman, Perez

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

STUDY SESSION - DISCUSSION REGARDING ADU GRANT: The Southern California Association of Governments (SCAG) presented the Accessory Dwelling Unit (ADU) Project, which was made possible by a grant awarded by SCAG, HCD (Housing and Community Development) and REAP (Regional Early Action Program). Goals of the program include an ADU brochure, handbook, calculator, fact sheet, and process review. The Project Arc includes learning, planning, and integrating the four phases of work. ADU statistics and a demographic analyses were included, as well as current California policy on ADU's and Senate Bill SB9. ADU best practices covered options for local ADU ordinance customizations, and in closing, the ADU project schedule was

presented. Questions touched on outreach, RHNA numbers (Regional Housing Numbers Assessment), Housing Element certification, ADU heights, local control, and health and safety for substandard dwellings.

MATTERS FROM COMMISSIONERS: Vice Chair Lindsay noted Open Streets was awesome and Commissioner Soeffner asked everyone to keep the people of Ukraine in mind as the war continues.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items noting the May 5<sup>th</sup> meeting will be cancelled, added that the City is still working to have the Housing Element certified. Only seven cities in the SCAG region have been certified.

ADJOURNMENT: At 8:33 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, April 21, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

---

Judith Moore  
Recording Secretary