

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

Meeting Minutes  
Thursday, August 4, 2022

CALL TO ORDER: 7:07 p.m.

ROLL CALL:

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

Absent: Arestegui, Lehman, Soeffner

PLEDGE OF ALLEGIANCE: Led by Vice Chair Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

July 7, 2022 MINUTES:

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

PUBLIC HEARING – SITE PLAN NO. SP-114-2022 FOR PROPERTY LOCATED ON THE NORTH SIDE OF WESTMINSTER AVENUE AND WEST OF TAFT STREET AT 10691 WESTMINSTER AVENUE.

Applicant: VT DESIGN SPECIALTIES, INC.  
Date: August 4, 2022

Request: Site Plan approval to construct a new 3,670 square foot two-story commercial/medical office building on a vacant 13,259 square foot lot, along with associated site improvements. The site is in the C-1 (Neighborhood Commercial) zone. The project is exempt from the CEQA pursuant to Government Code Section 15303(c) – New Construction or

Conversion of Small Structures – of the State CEQA Guidelines.

Action: Resolution No. 6048-22 was approved.

Motion: Perez Second: Lindsay

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

Noes: (0) None

Absent: (3) Arestegui, Lehman, Soeffner

PUBLIC HEARING – SITE PLAN NO. SP-115-2022 FOR PROPERTY LOCATED ON THE EAST SIDE OF HARBOR BOULEVARD, SOUTH OF GARDEN GROVE BOULEVARD, AT 13200-13220 HARBOR BOULEVARD.

Applicant: JULIO GENER AIA

Date: August 4, 2022

Request: Site Plan approval to construct an approximately 4,000 square foot, two-unit restaurant pad building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center. Both restaurants will maintain 500 square foot outdoor patio areas. One restaurant will be approximately 2,800 square feet with a drive-through lane, and one restaurant will be approximately 1,200 square feet. Associated improvements include the reconfiguration of the shopping center’s parking lot to accommodate the new pad building as well as landscape improvements where the new pad building will be located. The site is in the HCSP-TZS (Harbor Corridor Specific Plan – Transition Zone South) zone. The project is exempt from the CEQA pursuant to Government Code Section 15303(c) – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

Action: Resolution No. 6049-22 was approved. One person spoke with concerns the area would be saturated with fast-food burger establishments and more traffic would flow onto Rainbow Street. One letter of opposition was submitted with concerns of increased traffic taking short-cuts through Flagstone Avenue and Rainbow Street.

Staff presented a ‘yellow’ sheet with modified Conditions of Approval Nos. 14 and 15 as noted below:

Public Works Engineering Division

14. Prior to issuance of the certificate for occupancy, the applicant shall dedicate right-of-way to the City “in fee” fronting the development from the existing center line of Harbor Boulevard to the ultimate right-of-way per ALTA Exhibit B. Applicant shall record said

easement in a format conforming to City policy guidelines under the approval authority of the City Engineer and City Attorney. The applicant shall submit to the Engineering Division an updated title report along with copies of the recorded instruments listed in the title report, as well as reference maps and exhibits used to prepare legal description. Dedication exhibits shall include closure calculations along with a detailed plat for review and approval of the street dedication exhibits by the City Engineer.

15. The applicant shall, at the applicant's expense, design, furnish and install the following traffic signal equipment at the intersection of Harbor Blvd and Commercial Center:
  - a. Econolite vision video detection system.
  - b. Complete intersection rewire.
  - c. Two (2) internally illuminated street name signs, which shall be named at a later date.
  - d. Six (6) station Campbell APS pedestrian push button system.

In lieu of constructing above improvements, the developer may elect to pay the City an in-lieu fee of \$62,000 at the time of issuance for grading permit.

Also, two new Conditions of Approval were added:

108. The façade along Harbor Boulevard shall be articulated with additional architectural detail and/or landscaping acceptable to the Planning Division.
109. Within six (6) months from commencement of business operations of the drive-thru restaurant, City Staff shall reevaluate whether the internal drive approach leading from Harbor Boulevard at the north of the new pad building should be modified or closed due to on-site queuing and circulation impacts, if any, onto Harbor Boulevard. If deemed necessary, Staff may determine that necessary modifications to the site plan require consideration by the Planning Commission.

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

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF:

FOCUSED ZONING AMENDMENTS UPDATE: The City's consultant, Laura Stetson of MIG (Moore Iacofano Goltsman, Inc.), presented an update on the proposed focused zoning code text amendments relating to Special Housing Regulations, Supportive Housing and Single-Room Occupancy (SRO), Single-family Residential Interior Standards, Single-family Use in R-2 and R-3 Zones, Small Lot Subdivisions, R-3 Density Standards, Objective Design Standards for R-3 and MU, Open space Requirements, and Landscaping Requirements.

Staff distributed a hand-out with refinements to the Garden Grove Focused Code Update for the Single-Family Residential Standards.

Following the Study Session, staff announced the May 18<sup>th</sup> meeting would be cancelled.

ADJOURNMENT: At 8:32 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, September 1, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore  
Recording Secretary