

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

Meeting Minutes
Thursday, November 2, 2017

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Salazar

PLEDGE OF ALLEGIANCE: Led by Commissioner Lehman.

ORAL COMMUNICATIONS – PUBLIC – None.

September 21, 2017 MINUTES:

Action: Received and filed.

Motion: Breitigam Second: Lehman

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong
Noes: (0) None
Abstain: (1) Kanzler
Absent: (1) Salazar

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, SITE PLAN NO. SP-043-2017, TENTATIVE TRACT MAP NO. TT-17455, AND DEVELOPMENT AGREEMENT NO. DA-008-2017. FOR PROPERTY LOCATED AT 12222, 12252, 12262, 12272, 12292 AND 12302 HARBOR BOULEVARD; 12511, 12531, 12551 AND 12571 HARBOR BOULEVARD; 12233, 12235, 12237 AND 12239 CHOISSER ROAD, NORTHEAST CORNER OF HARBOR BOULEVARD AND TWINTREE LANE, WEST OF CHOISSER ROAD.

Applicant: INVESTEL GARDEN RESORTS, LLC
Date: November 2, 2017

Request: A request for approval of a Site Plan, Tentative Tract Map, and Development Agreement to implement a previously approved resort hotel development project on "Site C" at the Northwest corner of Harbor Boulevard and Twintree Lane in the City of Garden Grove.

In 2012, the Garden Grove City Council approved General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12 and adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to facilitate the future development of a resort hotel project on Site C. As approved in 2012, the Site C project called for up to 769 rooms in one (1) full service hotel and up to two (2) limited service hotels ranging from 10-19 stories; associated conference/meeting/banquet space, several restaurants; an indoor entertainment venue; and a multi-level parking garage with 1,297 total spaces on a 5.2 acre site, as depicted on a conceptual site plan (the "2012 Project").

Modifications to the project adopted in 2012 are now proposed (the "Modified Project") in conjunction with the proposed Site Plan. The Modified Project includes the same number of hotels, hotel rooms, and maximum building heights as the 2012 Project, but the configuration of the buildings, the amount and type of ancillary uses, and the site access have been modified. The Modified Project generally includes: (1) a change to two (2) full service hotels and one (1) limited service hotel; (2) changes to on-site circulation and access, including a new second driveway along Harbor Boulevard at the most southerly portion of the site, and changes to the parking structure including one entrance instead of the previous two entrances and one level of subterranean parking (maintaining the same 1,297 total spaces approved in the 2012 Project); (3) the introduction of retail uses; (4) minor changes to the total square footage of conference/meeting banquet space, restaurant/retail/entertainment space, hotel ancillary uses (such as gyms, spas, salon, a hotel shop, and a kids club) and hotel restaurant space; and (5) modifications to the 2012 Project's building placements and configuration including (a) shifting the placement of Hotel A to maintain a 5-foot setback from the north property line, a 10-foot setback from the east property line, and expanding the hotel's second floor terrace along the northerly portion of the property line toward Harbor Boulevard, constructing a new retail building at the northwest corner of the site that connects to Hotel A via a second floor terrace, and relocating the valet drop-off for Hotel A; (b) swapping the placement of Hotel B with a restaurant pad building so that the restaurant pad is located at the southwest corner of the project site and Hotel B is located just north of the restaurant pad building with a connection provided between both structures via the hotel's second floor terrace; and (c) expanding and reconfiguring the usable outdoor roof deck area of Hotel A, which includes increasing the height of certain portions of the outdoor roof deck area from 75 feet to 80 feet and 85

feet, while continuing to maintain the easterly most portion of the parking structure at a height of 75 feet. The size of the Modified Project site has been reduced from 5.2 acres to 4.3 acres. The proposed Tentative Tract Map will adjust the rear property lines of four existing City-owned parcels located at the Northeast corner of the site on Choisser Road to incorporate a portion of these parcels into the Modified Project site and will consolidate the existing parcels on the Modified Project site into two lots to facilitate development of the Modified Project and future commercial condominiumization. The Tentative Tract Map will result in two lots; one with 4.24 acres and a second parcel with .83 acres, for a total of 5.07 acres. The Planning Commission will also consider a recommendation for City Council approval of a Development Agreement with the developer of the Modified Project.

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

Action: Public Hearing held. Speaker(s): Matthew Reid, Danielle Wilson (Unite Here-Local 11)

Action: Resolution Nos. 5898-17 (SMND), 5899-17 (SP/TT), and 5900-17 (DA) were approved.

Motion: Lehman Second: Brietigam

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

Noes: (0) None

Absent: (1) Salazar

Chair Kanzler called a five minute recess at 7:55 p.m. The meeting reconvened at 8:02 p.m.

PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. GPA-002-2017(A). FOR PROPERTIES LOCATED AT 11TH STREET: 9741, 9761, 9823, 9831, 9861, 9921, 9941, 9961, 9971, 9791, 9811; BROOKHURST STREET: 14321, 14301; 13TH STREET: 9904, 9902, 9842, 9820, 9802, 9762, 9822, AND 9752.

Applicant: CITY OF GARDEN GROVE

Date: November 2, 2017

Request: Proposal to change the General Plan land use designation of approximately 15-acres of land, comprised of 14 parcels, from Civic Institutional to Medium Density Residential. The properties currently have a zoning of R-3 (Multiple-Family Residential) and PUD-130-99 (Planned Unit Development). The existing zoning and General Plan land use designations are not consistent pursuant to state law, therefore, the

proposed General Plan Amendment will provide consistency between the proposed General Plan Amendment of Medium Density Residential and the current R-3 and PUD-103-99 zoning. No new development is proposed with this request, which is exempt pursuant to CEQA Section 15061(b)(3) – Review for Exemption.

Action: Public Hearing held. Speaker(s): None

Action: Resolution No. 5901-17 was approved.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Truong
Noes: (0) None
Absent: (1) Salazar

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2017(B) AND SITE PLAN NO. SP-038-2017. FOR PROPERTY LOCATED AT 9841 11TH STREET, NORTH SIDE OF 11TH STREET, BETWEEN BROOKHURST STREET AND KERRY STREET.

Applicant: FAIRCREST REAL ESTATE, LLC
Date: November 2, 2017

Request: To develop a parcel, approximately 19,152 square foot in size, with a 10-unit apartment complex with a 35% affordable housing density bonus for low-income households. The project includes a General Plan Amendment, to change the General Plan land use designation of the property from Civic/ Institutional to Medium Density Residential (MDR), and a Site Plan to construct 10-units within a three-story apartment building. Pursuant to the State Density Bonus Law, the applicant is requesting three waivers from the R-3 zone development standards: 1) to allow the third-story configuration to be greater than 50 percent of the building footprint, 2) to deviate from the required 10'-0" distance separation between the units and the drive aisle located on the first, second, and third floors, and 3) to deviate from the required 11'-3" third-story side yard setback. The site is in the R-3 (Multiple-Family Residential) zone. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration for the project.

Action: Public Hearing held. Speaker(s): Bill Jager

Action: Resolution Nos. 5902-17 (MND/GPA) and 5903-17 (SP) were approved with an amendment to remove Condition Nos. 35, 36, and 48 from the Conditions of Approval.

Motion: Brietigam Second: Lehman
Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Truong
Noes: (0) None
Absent: (1) Salazar

Chair Kanzler recused himself from the following discussion due to his proximity to the subject areas of the Amendment.

PUBLIC HEARING – AMENDMENT NO. A-021-2017, CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE
Date: November 2, 2017

Request: A City-initiated zoning text amendment to Title 9 of the Garden Grove Municipal Code pertaining to uses in the CC-1 (Civic Center East) and CC-3 (Civic Center Core) zones that involve entertainment and/or alcohol sales or consumption, as well as minor text amendments pertaining to development standards applicable to all mixed use zones. An ordinance approving the proposed code amendment would update the definitions, operating conditions, and development standards in the City’s Land Use Code pertaining to uses that involve entertainment and/or alcohol sales or consumption in order to clarify the buffering, distance, and conditional use permit requirements applicable to uses involving entertainment and/or alcohol sales or consumption in these two zones. In addition, the proposed code amendment would establish specific additional operating conditions and development standards for indoor and outdoor joint use or communal dining areas where entertainment and/or the consumption of alcohol takes place and specify that a communal dining area involving entertainment and/or alcohol consumption is a conditionally permitted use in the CC-1 (Civic Center East) and CC-3 (Civic Center Core) zones. Finally, the proposed code amendment would address the allowance of parking spaces and turning aisles to be located within portions of required setbacks. The Planning Commission will make a recommendation to the Garden Grove City Council regarding the proposed Amendment and a determination that it is exempt from the California Environmental Quality Act.

Action: Public Hearing held. Speaker(s): None.

Action: Resolution No. 5904-17 was approved.

Motion: Lazenby Second: Truong

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong
Noes: (0) None

Absent: (2) Kanzler, Salazar

Chair Kanzler rejoined the meeting.

MATTERS FROM COMMISSIONERS: Vice Chair Brietigam challenged the City of Garden Grove City Council to increase the number of police officers to 200 by the year 2020.

Chair Kanzler mentioned that he attended and enjoyed the Anaheim Police Department canine show.

Commissioner Lehman noted that he would be absent from the November 16th Planning Commission meeting.

MATTERS FROM STAFF: Staff stated that the November 16th Planning Commission would include the SteelCraft project.

ADJOURNMENT: At 8:54 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, November 16, 2017, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Lazenby

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

Noes: (0) None

Absent: (1) Salazar

Judith Moore
Recording Secretary