

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

Meeting Minutes  
Thursday, August 19, 2021

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Arestegui

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

ORAL COMMUNICATIONS – PUBLIC – With the public hearing portion closed for comment, Mr. Shane Swerdlow, the applicant’s representative, stated that the team appreciated the ongoing consideration of the project at 7441 Chapman Avenue and was available for any questions the Commission and Staff may have. One letter was submitted by Mr. Swerdlow on behalf of Craig Lawson & Co., LLC, touching on the proposed project’s characteristics, management style, security, and economic and investment benefits.

AUGUST 5, 2021 MINUTES:

Action: Received and filed.  
Motion: Lindsay Second: Lehman  
Ayes: (6) Cunningham, Lehman, Lindsay, Perez, Ramirez, Soeffner  
Noes: (0) None  
Absent: (1) Arestegui

CONTINUED ITEM – SITE PLAN NO. SP-104-2021 AND INTERPRETATION OF USE NO. IOU-004-2021 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF CHAPMAN AVENUE AND WESTERN AVENUE AT 7441 CHAPMAN AVENUE.

Applicant: 1784 CAPITAL HOLDINGS, LLC

Date: August 19, 2021

Request: Site Plan approval to demolish an existing two-story industrial/office building, and in its place, construct a new 158,694 square foot, six-story self-storage facility on a 1.26-acre site. Also, a request for an Interpretation of Use to determine the compatibility of the proposed self-storage use within Planned Unit Development No. PUD-103-76 (REV. 2018) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – In-Fill Development Projects.

Discussion: Staff stated that job creation was only one facet of any project, and that this project would be a long term local investment for the City’s economic development as well as a re-use of a space that had no other development inquiries. In addition to being a storage facility for general purpose, business operators also rent storage to house excess inventory, supplies, and equipment. In regard to crime statistics around storage facilities, a few types include homeless issues, especially near railroads, and commercial and vehicle burglaries. A crime could occur near a property and be referenced to the address to designate a nearest location thereby increasing statistics for a specific site. With the proposed project being self-contained versus open, Police are in support of the project with the caveat that the business would provide additional security measures should the need arise. The proposed project would be subject to the Municipal and Penal Codes. It was noted that the amount of crime associated with storage facilities directly relates to whether or not the business has a good operator.

MOTION 1: To approve Resolution of Denial No. 6028-21 based on the fact that an Interpretation of Use finding was not met as the proposed use was not similar in scale and operational characteristics to other uses permitted in the zone and that the project was not the best use of the property.

Action: The motion failed for Resolution of Denial No. 6028-21 with the following vote:

Motion: Perez                      Second: Lindsay

Ayes: (2) Lindsay, Perez

Noes: (4) Cunningham, Lehman, Ramirez, Soeffner

Absent: (1) Arestegui

MOTION 2: To approve Resolution of Approval No. 6028-21.

Action: Resolution of Approval No. 6028-21 was approved with amendments that included a modification to Condition No.

58: The operation hours for the office shall be permitted from 8:00 a.m. to 6:00 p.m. seven (7) days-a-week. Self-storage customers with current account status shall be allowed to access the self-storage area, through security access, from 5:00 a.m. to 10:00 p.m., seven (7) days-a-week, and the addition of Condition No. 82: In the event security problems occur, and at the request of the Police Department, the permittee, at their own expense, shall provide all reasonable security measures, as requested by the Police Department.

Motion: Ramirez Second: Soeffner

Ayes: (5) Cunningham, Lehman, Lindsay, Ramirez, Soeffner

Noes: (1) Perez

Absent: (1) Arestegui

MATTERS FROM COMMISSIONERS: Commissioner Ramirez mentioned that people were living in a boarded up building on the southeast corner of Brookhurst Street and Chapman Avenue. Police staff were aware and check the location nightly.

MATTERS FROM STAFF: Staff gave a brief description of upcoming agenda items for the September 2<sup>nd</sup> meeting and mentioned the CEQA 101 (California Environmental Quality Act) presentation would be scheduled for a future meeting. Staff noted that the Housing Element draft EIR (Environmental Impact Report) was available for public review on the City's website along with the Land Use Element, Safety Element, and Environmental Justice Element. The General Plan Update and EIR would be presented at the October 7<sup>th</sup> meeting. In regard to Cottage Industries, the project was moving forward.

ADJOURNMENT: At 7:44 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, September 2, 2021, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore  
Recording Secretary