

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

Special Joint Meeting Minutes  
Thursday, September 17, 2020

CALL TO ORDER: Joint Study Session - 6:00 p.m.

ROLL CALL PLANNING COMMISSION:

Chair Lehman  
Vice Chair Perez  
Commissioner Le  
Commissioner Lindsay  
Commissioner Ramirez  
Commissioner Soeffner

Absent: Perez

ROLL CALL NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION:

Chair Blackmun  
Vice Chair Crawford  
Commissioner Pham  
Commissioner Flanders  
Commissioner Hanssen  
Commissioner Newbold  
Commissioner Swaim

Absent: Swaim

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

STAFF STUDY SESSION ON HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS: MIG Consultants presented a General Plan overview of the Housing Element, the Environmental Justice Element, and the Safety Element. The Housing Element outlined methods of public engagement, affordable housing, and Regional Housing Needs Allocation (RHNA), which quantifies the housing need in each city. The Environmental Justice Element related to disadvantaged communities, pollution burdens, access to community resources, healthy foods, and parks, with community engagement. The Safety Element addressed climate adaptation and resiliency, and local measures for hazard mitigation. Public engagement for the three elements would include online community surveys, stakeholder interviews, and community workshops over an approximately a one year period prior to adoption, due October 15, 2021.

COMMISSION'S COMMENTS ON HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS: Responses to Commissioner's comments were that the City was not obliged to construct the number of housing units allocated by RHNA, but must show the needed zoning was in place for private development to occur; that determinations were based on wages of single wage earners in the local metro areas; that identified sites not used in prior years could not be rolled over or counted in the next RHNA cycle; that an appeal is on-going regarding the high RHNA number of approximately 19,000 units; that RHNA numbers for ADU's (Assessory Dwelling Units) were based on approved building permits; that the City's encourages compliance of non-permitted ADU's through media and Code Enforcement outreach; that the strategy for low-income housing relies on density, identifying policies and programs, such as Housing Authority's Section 8, to further the goal; that currently, the five outreach programs have generated 166 surveys completed; that the City attempts to track ADU's, however, the majority are considered affordable; that there is no citizen advisory committee at this time, that approximately 800 ADU's have been approved and 100 are in the process.

PUBLIC COMMENTS ON HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS: One letter was submitted by the Kennedy Commission recommending outreach programs for affordable housing. An anonymous letter asked that Commissioners provide a safe avenue for all constituents to voice concerns in regard to improving the community, promoting neighborhood involvement, and safety.

ADJOURNMENT: The Study Session was adjourned at 7:15 p.m.

15 Minute Recess

CALL TO ORDER: Planning Commission – 7:30 p.m.

ROLL CALL PLANNING COMMISSION:

Chair Lehman  
Vice Chair Perez  
Commissioner Le  
Commissioner Lindsay  
Commissioner Ramirez  
Commissioner Soeffner

Absent: Perez

PLEDGE OF ALLEGIANCE: Led by Commissioner Le.

SEPTEMBER 3, 2020 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Ramirez

Ayes: (5) Le, Lehman, Lindsay, Ramirez, Soeffner  
Noes: (0) None  
Absent: (1) Perez

ORAL COMMUNICATIONS - Public: In reference to the impending denial of Conditional Use Permit No. CUP-193-2020, Girdes Gad stated that most commercial areas were high-crime areas, that a liquor store was an essential business, that he has been a good operator for five years with no violations, that the Police Department recommended approval of his request, and that he does not understand why his request is being denied.

NON-PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-193-2020 FOR PROPERTY LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD, NORTH OF WESTMINSTER AVENUE AT 13911 HARBOR BOULEVARD.

After the case summary was read by staff, Sergeant Vaicaro, of the Garden Grove Police Department, gave a brief overview of census tracts, districts, and the types of businesses and the bordering streets around each, noting that one border was Santa Ana. He then explained the two levels of crimes that can occur. Type 1 includes crimes such as felonies, murder, assaults, domestic violence, while Type 2 includes misdemeanors, simple assaults, weapon carrying, drug abuse, gambling, DUI's and liquor laws. The applicant's census tract has two districts. Two off-sale licenses are allowed in the district in which CUP-193-2020 would be located. The approval of the requested off-sale would increase the limit by one for a total of three. He noted that once a year, the department of Alcoholic Beverage Control (ABC) was given a report on the types of crimes reported in districts.

Applicant: GIRDES GAD  
Date: September 17, 2020

Request: Conditional Use Permit approval to allow a new liquor store, Hero's Liquor and Market, to operate with a new State Alcoholic Beverage control (ABC) Type "21" (Off-Sale, General) License. The site is in the C-2 (Community Commercial) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 - Existing Facilities.

Action: Resolution of Denial No. 6005-20 was approved.

Motion: Lindsay Second: Soeffner

Ayes: (5) Le, Lehman, Lindsay, Ramirez, Soeffner  
Noes: (0) None  
Absent: (1) Perez

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-189-2020 FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND SUNGROVE STREET AT 12867 GARDEN GROVE BOULEVARD.

Applicant: GEUNWOO YUN  
Date: September 17, 2020  
Request: Conditional Use Permit approval to allow an existing Holiday Inn Express hotel to operate with two new State Alcoholic Beverage Control (ABC) Licenses. A Type "20" (Off-Sale, Beer & Wine) License is requested for the lobby gift shop for the sale of canned and bottled beer, and a Type "41" (On-Sale, Beer & Wine, Eating Place) License is requested for the breakfast/bar area on the ground floor. The bar area will operate from 5:00 p.m. to 9:00 p.m., seven days a week, with indoor seating only and service of pre-made snack foods. The site is in the C-1 (Neighborhood Commercial) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15301 – Existing Facilities.

Action: Resolution No. 6006-20 was approved.

Motion: Ramirez Second: Le

Ayes: (5) Le, Lehman, Lindsay, Ramirez, Soeffner  
Noes: (0) None  
Absent: (1) Perez

PUBLIC HEARING – SITE PLAN NO. SP-090-2020 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD.

Applicant: 7 LEAVES CAFÉ (VINH NGUYEN)  
Date: September 17, 2020  
Request: Site Plan approval to operate a new drive-thru restaurant, 7 Leaves Café, in an existing 1,900 square foot drive-thru building. The proposal includes interior and exterior improvements and a change of use from a drive-thru pharmacy to a drive-thru restaurant. The site is in the HCSP-TCB (Harbor Corridor Specific Plan – Tourist/ Commercial B) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15301 – Existing Facilities.

Action: Resolution No. 6007-20 was approved.

Motion: Lindsay Second: Ramirez

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

Noes: (0) None  
Absent: (1) Perez

MATTERS FROM COMMISSIONERS: Commissioner Lindsay noted Vice Chair Perez's birthday.

Commissioner Soeffner asked if City Council was moving forward with filling the Planning Commission vacancy. Staff had not heard of any movement on the matter. Soeffner then asked for an update on the remanded ADU Ordinance that was approved by Planning Commission. Staff responded that the draft ordinance was forwarded to Housing & Community Development (HCD) for review as to whether the current document could be sanctioned by HCD. Staff would present an ADU Study Session for the Commissioners on October 15<sup>th</sup>. When available, the ADU ordinance would be agendized for Planning Commission again in either November or December.

Commissioner Lindsay asked for an update on the empty lot at Manley Street and Lampson Avenue, and wondered if a community garden could be installed until the property was developed. Staff responded there was no movement on the property, however, they would contact the owner regarding the possibility of a garden.

MATTERS FROM STAFF: Staff mentioned the October 1<sup>st</sup> Planning Commission would be cancelled and that the 'Bias Training' contract was being finalized by Human Resources and the Commissioners would be notified by email, however, there was no time frame yet.

ADJOURNMENT: At 8:28 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, October 15, 2020, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore, Recording Secretary