



A G E N D A

GARDEN GROVE PLANNING COMMISSION

SPECIAL MEETING

November 19, 2020

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

In an effort to protect public health and prevent the spread of the Coronavirus (COVID-19), the Planning Commission members will be teleconferencing and the meeting recorded. 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 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 and will be uploaded to the City's website. Members of the public are asked to consider very carefully before attending this meeting in person and are required to wear face masks and maintain a six foot distance from others. Please do not attend this meeting if you have traveled and/or have had direct contact with someone who has travelled to places experiencing high rates of infection or tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

REGULAR SESSION – 6:00 P.M. – COUNCIL CHAMBER

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

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

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

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: November 5, 2020

- C. STUDY SESSION (ONE HOUR DURATION ALLOTTED): HOUSING ELEMENT UPDATE - LAND USE ALTERNATIVES
 - C.1. PRESENTATION
 - C.2. COMMISSION COMMENTS
 - C.3. PUBLIC COMMENTS
- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

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

Meeting Minutes
Thursday, November 5, 2020

CALL TO ORDER: 7:13 p.m.

ROLL CALL:

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

Absent: Lindsay, Perez.

PLEDGE OF ALLEGIANCE: Led by Commissioner Le.

ORAL COMMUNICATIONS – PUBLIC – Mr. Craig Durfey commented on the lack of an address for new bike trail, graffiti blight on Chapman where a new Sprouts will be constructed, the need of land for the hungry, and the need for a retooling of Commissions and policy.

October 15, 2020 MINUTES:

Action: Received and filed.
Motion: Soeffner Second: Le
Ayes: (4) Le, Lehman, Ramirez, Soeffner
Noes: (0) None
Absent: (2) Lindsay, Perez

PUBLIC HEARING – SITE PLAN NO. SP-091-2020 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF TRASK AVENUE AND BROOKHURST STREET AT 9898 TRASK AVENUE.

Applicant: PETE SHAVER
Date: November 5, 2020

Request: Site Plan approval to expand the existing Hyundai car dealership showroom and service center. The remodel will include enclosing and expanding the existing open-air drive-up area; expanding the showroom

and customer service building; adding a new approximately 700 square foot vehicle pick-up canopy; and remodeling the building's existing façade. In total, approximately 3,000 square feet of existing building area will be enclosed and approximately 500 square feet added. The site is in the Planned Unit Development No. PUD-110-96 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 15301 – Existing Facilities.

Action: Resolution No. 6010-20 was approved.

Motion: Soeffner Second: Ramirez

Ayes: (4) Le, Lehman, Ramirez, Soeffner

Noes: (0) None

Absent: (2) Lindsay, Perez

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-194-2020 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CHAPMAN AVENUE AND HASTER STREET AT 13054 CHAPMAN AVENUE.

Applicant: 7-ELEVEN, INC.

Date: November 5, 2020

Request: Conditional Use Permit approval to allow an existing convenience store, 7-Eleven, to continue to operate with an existing State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. Currently, the store operates with an ABC Type "20" (Off-Sale, Beer and Wine) License without a Conditional Use Permit. The Garden Grove Municipal Code requires the approval of a new Conditional Use Permit when there is a change of ownership of an ABC licensed establishment not possessing a Conditional Use Permit approved after January 1, 1986. The site is in the C-2 (Community Commercial) 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 15301 – Existing Facilities.

Action: Resolution No. 6011-20 was approved.

Motion: Le Second: Soeffner

Ayes: (4) Le, Lehman, Ramirez, Soeffner

Noes: (0) None

Absent: (2) Lindsay, Perez

MATTERS FROM COMMISSIONERS: Commissioner Soeffner asked everyone to be mindful of Veteran's Day by taking a moment to remember our Veteran's.

MATTERS FROM STAFF: Staff gave a brief summary of the agenda for the November 19th meeting, which will begin at 6:00 p.m., and added the December 3rd meeting was still pending, the December 17th meeting would be cancelled, and the second Housing Element survey was currently online.

ADJOURNMENT: At 7:46 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, November 19, 2020, at 6:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary

PLANNING COMMISSION STUDY SESSION MEMORANDUM

AGENDA ITEM NO.: C	FROM: Lee Marino, Planning Services Manager
MEETING DATE: November 19, 2020	PREPARED BY: Chris Chung, Urban Planner

PROJECT DESCRIPTION:

The purpose of the study session for the Planning Commission is to discuss the Land Use Alternatives for the Housing Element Update.

BACKGROUND/DISCUSSION:

The City of Garden Grove is updating its Housing Element, for the 2021-2029 planning period, to identify goals and strategies to meet the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. This plan is required by State Housing Law and must be updated every eight years. The Housing Element must be certified by the Department of Housing and Community Development (HCD) by October 15, 2021.

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local Housing Elements of General Plans. The RHNA quantifies the housing need, for all income levels, within each jurisdiction.

Garden Grove's RHNA allocation for the 2021-2029 planning period is projected to be 19,122 units. The State of California requires the City of Garden Grove to **plan** for 19,122 future homes to accommodate growth in the region. The City has officially submitted an application to SCAG (Southern California Association of Governments) to appeal its RHNA allocation.

State Housing Law also requires cities to specify exact locations where new housing can feasibly be added – this is called Sites Inventory. The City is required to show the exact locations (properties) that can feasibly accommodate the development of 19,122 new residential units. As part of updating the Housing Element, the Land Use Element and Zoning Code and Map will also be updated, to accommodate the City's RHNA allocation.

On September 17, 2020, a joint study session was held for the Planning Commission and Neighborhood Improvement Conservation Commission. MIG, Inc., the consultant hired by the City, presented an overview of the overall project (including an update to the Safety Element and the creation of an Environmental Justice Element), the project schedule, and the public engagement plan.

During the early public engagement stages of the process, the City received valuable input from key stakeholders and members/residents of the community, through focused group interviews and the first community survey. The Second Community Online Survey, which is available now through November 27, 2020, is an interactive mapping tool that will help educate the community on the strategies and approaches being considered, as well as garner their feedback and ideas. The survey is posted on the City's website and is available in English, Spanish, Vietnamese, and Korean. MIG will present details of potential strategies and approaches, which were created based on the feedback received from the community, to develop a plan to meet the State's RHNA allocation.

Prior to the meeting of November 19, 2020, the presentation materials for the study session will be emailed to all Commission members and be posted on the City's Housing Element Update webpage.

<http://ggcity.org/housing-element>