

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

Meeting Minutes
Thursday, July 2, 2020

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

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

Absent: Le, Lehman

Commissioner Le joined the meeting at 7:25 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Soeffner.

ORAL COMMUNICATIONS – PUBLIC – None.

June 18, 2020 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Soeffner

Ayes: (5) Lindsay, Perez, Nguyen, Ramirez, Soeffner

Noes: (0) None

Absent: (2) Le, Lehman

PUBLIC HEARING – SITE PLAN NO. SP-082-2020 AND CONDITIONAL USE PERMIT NO. CUP-180-2020 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF CHAPMAN AVENUE AND DALE STREET AT 8471 CHAPMAN AVENUE.

Applicant: 7-ELEVEN, INC.

Date: July 2, 2020

Request: Site Plan and Conditional Use Permit approval to demolish an existing convenience store and to construct a new service station, which includes an 1,800 square foot fueling canopy with four Multi-Product Dispensing

units, each with two pumps, and a new 2,232 square foot 24-hour convenience store. Currently, the existing store operates with an Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License under CUP-228-08. Upon approval and exercising of the subject request, the Conditional Use Permit governing the existing convenience store, CUP-228-08, shall be revoked and become null and void and a new CUP created for the gas station and for the ABC Type "20" License. The site is in the C-1 (Neighborhood 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 15303 – New Construction or Conversion of Small Structures.

Action: Resolution No. 5994-20 was approved with amendments to the Conditions of Approval:

30.d. modified to read: Remove and replace existing westerly substandard driveway approach to the site on Chapman Avenue per City of Garden Grove Standard B-120 (Option #2). Standard plan B-120 calls for a minimum width of thirty feet (30'-0") opening for commercial projects, however, the applicant shall reduce the opening width of the new driveway to twenty-eight feet (28'-0") to avoid reducing the existing bus pad length on Chapman Avenue.

85.j. added: The applicant shall provide a row of columnar trees along the northern and western property lines in order to screen the views of the adjacent residential properties.

99. added: The applicant shall provide an automatic shutoff for the air and water dispensers, preventing the use of said dispensers between the hours of 10:00 p.m. and 8:00 a.m., seven (7) days a week.

One letter of opposition was submitted by Huong Nguyen in regard to health, safety, property values, and quality of life.

Motion: Lindsay Second: Ramirez

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

MATTERS FROM COMMISSIONERS: In regard to the MAP Sports Facility (CUP-339-11 (REV. 2020), which was continued to the September 17th meeting, Commissioner

Lindsay asked if the continued item could be re-agendized and moved up to the next available Planning Commission meeting. Staff replied yes, and that the item would need to be re-noticed.

Action: Motion approved to re-agendize the continued Conditional Use Permit No. CUP-339-11 (REV. 2020) item from the September 17th meeting to a public hearing on Thursday, August 20th with the stipulation that the applicant pay the re-noticing fees.

Motion: Lindsay Second: Ramirez

Ayes: (6) Le, Lindsay, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None
Absent: (1) Lehman

Commissioner Ramirez asked if staff would contact Code Enforcement to let them know the protective plywood was still in place on Shoe City's windows located on Chapman Avenue. Staff would contact Code Enforcement.

Commissioner Soeffner asked about the clean-up status of the Cottage Industries and Community Garden properties. Staff replied that Code Enforcement was addressing the issues, which include the fence repair, and that the owner had been contacted. Clean-up was underway and plans had been submitted for the garden's raised beds as a funding deadline was fast approaching the second week of August. Currently, permits had not been pulled for the Cottage Industries project.

MATTERS FROM STAFF: Staff mentioned a letter submitted by the MAP Sports Facility, which chronicled the facility's history from May 2012 to June 2020. The last entry indicated a neighborhood meeting would be held August 5, 2020 prior to a follow-up public hearing by the Planning Commission set for September 17th. Note: The September 17th date has been moved up to August 20th as of this hearing.

Staff then gave a brief summary of the agenda items for the July 16th and August 20th meetings and added that the August 6th meeting would be cancelled.

ADJOURNMENT: At 7:38 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, July 16, 2020, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary