

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

Meeting Minutes  
Thursday, September 2, 2021

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

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

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Soeffner.

ORAL COMMUNICATIONS – PUBLIC – None.

August 19, 2021 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Lehman

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,  
Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND SITE PLAN NO. SP-101-2021 FOR PROPERTY LOCATED ON THE NORTH SIDE OF WESTMINSTER AVENUE, WEST OF BROOKHURST STREET, AT 13861 BROOKHURST STREET.

Applicant: DENNIS O'NEIL (SUNBELT STORES, INC.)

Date: September 2, 2021

Request: Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1)

new 4,000 square foot multi-tenant commercial building attached to the existing Target, and (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building. The site is in the C-1 (Neighborhood Commercial) zone. In conjunction with the request, the Planning Commission will also consider the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: In order to prepare additional cost estimates for off-site improvements, and to prepare a construction phasing plan, the applicant, who was not present, requested that the item be continued to the October 21<sup>st</sup> meeting. Staff read the report summary into the record and the public hearing was opened for testimony. With the public hearing open, the Planning Commission moved to continue the item to the October 21<sup>st</sup> date.

Motion: Lindsay Second: Ramirez

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-082-2020TE1 AND CONDITIONAL USE PERMIT NO. CUP-180-2020TE1 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF CHAPMAN AVENUE AND DALE STREET AT 8471 CHAPMAN AVENUE.

Applicant: 7-ELEVEN, INC.  
Date: September 2, 2021

Request: Approval of a one-year time extension for entitlements approved under Site Plan No. SP-082-2020 and Conditional Use Permit No. CUP-180-2020 to remove existing site improvements and construct a 2,232 square foot 24-hr convenience store with an 1,800 square foot fueling canopy with eight (8) pumps, and to revoke Conditional Use Permit No. CUP-228-08 to create a new CUP for a gas station and an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone. A CEQA determination is not required as the project was previously exempted.

Action: Resolution No. 6030-21 was approved in order for the Applicant to obtain adequate funding for the project. Two residents, Nghi Lam and Hoanh Bui opposed the previously approved project with concerns related to a service station being located behind their residences, 24-hour noises, and safety. The applicant provided his email ([adan@7pcd.com](mailto:adan@7pcd.com)) for residents to reach out with private concerns as 7-Eleven, Inc. is dedicated to being a good neighbor.

Motion: Ramirez Second: Lindsay

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,  
Ramirez, Soeffner

Noes: (0) None

MATTERS FROM COMMISSIONERS: Chair Perez wished everyone a happy Labor Day holiday.

MATTERS FROM STAFF: Staff gave a brief summary of the agenda items for the October 7<sup>th</sup> and 21<sup>st</sup> meetings and stated the September 16<sup>th</sup> meeting would be cancelled.

ADJOURNMENT: At 7:25 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, October 7, 2021, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore  
Recording Secretary