

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

Meeting Minutes
Thursday, November 16, 2023

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

Commissioner Arbgast
Commissioner Cueva
Commissioner Cunningham
Commissioner Laricchia
Commissioner Lindsay
Commissioner Paredes
Commissioner Ramirez

Absent: Commissioner Ramirez

PLEDGE OF ALLEGIANCE: Led by Vice Chair Cunningham

ORAL COMMUNICATIONS – PUBLIC – Mary Lewis and Hector Melara expressed concerns for the deteriorated condition of Gilbert Street, and Christopher Koranza commented on the traffic blockage at the freeway off-ramp near the Magnolia Street and Trask Avenue intersection. Staff recommended the traffic concerns be directed to the Traffic Commission.

October 19, 2023 MINUTES:

Action: Received and filed.

Motion: Arbgast Second: Cueva

Ayes: (6) Arbgast, Cueva, Cunningham, Laricchia Lindsay, Paredes

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-129-2023 FOR PROPERTY LOCATED NORTH OF BIXBY AVENUE, BETWEEN CARTHAY CIRCLE AND PEACOCK COURT, AT 9691 BIXBY AVENUE

Applicant: THE JAGER CO., LTD
Date: November 16, 2023

Request: A request for Site Plan approval to construct a three-story, 27-unit residential apartment complex and associated site improvements on a 0.83-acre lot. The proposal includes three (3) affordable housing units for "very-low income" households. Inclusion of the three (3) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law. All existing on-site improvements will be demolished to accommodate the proposed development. The site is in the R-2 (Limited Multiple Residential) 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 – of the state CEQA guidelines.

Commissioner comments included concerns for lack of parking spaces, electric vehicle parking, handicap parking, lack of guest parking, size of balcony decks, overall child-safety in regard to vertical hand-rail spacing and school routes, traffic patterns in the area, and a traffic study is needed. Public comments included concerns for a large project’s sewer capacity, overburdened parking on Bixby Avenue, lack of space for trash receptacles in the street due to overcrowded parking, lack of sidewalks and curb and gutter, especially for safety of students in nearby school, increased traffic, density of project for the area, and a safety issue with rental units next to a school. The applicant’s representative responded acknowledging parking is an issue in the area, however, the project parking is maximized and would accommodate fire and trash truck access, the side yard is gated, and the project would have sidewalks. Staff then noted the sewer capacity was adequate for the project.

One petition of opposition with 21 names and assorted street photographs was submitted by Michael Torres; letters of opposition were submitted by Hector Melara, Annie Trinh, Elizabeth Raganold, and Howard Doering.

Staff provided revisions to the staff report, conditions of approval, and resolution on the following pages:

Staff report: Page 3, Item 4; Page 7, Waiver 1; Page 8, Parking Conditions of Approval: Page 17, Condition No. 87; Page 11, Condition No. 59a

Resolution: Page 3, Item 4; Page 6, Item 1

Action: The motion to approve Resolution No. 6073-23 failed and no action was taken.

Motion: Cunningham Second: Lindsay

Ayes: (2) Cunningham, Lindsay
Noes: (4) Arbgast, Cueva, Laricchia, Paredes
Absent: (1) Ramirez

Staff stated that to disapprove a proposed housing project, one of the following findings must be made per the Garden Grove Municipal Code Section 9.60.020 – (1) that the proposed project is inconsistent, or not in compliance, or not in conformity with, one or more of the applicable objective standards, provisions, conditions, or requirements with the General Plan Title 9 or other applicable ordinances or policies of the City; (2) that the provisions of the California Environmental Quality Act (CEQA) have not been complied with; and (3), that based on the preponderance of evidence in the record, the proposed development project would have a specific adverse impact as defined in the Government Code Section 65589.5 J1a, on public health and safety, unless the project is disapproved and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than disapproval of the proposed project.

Action: The motion to re-open the public hearing, and continue the public hearing to the December 21st meeting, in order for staff to provide further information to the Commission for the Commission to make a decision that aligns with Municipal Code requirements, was approved.

Motion: Lindsay Second: Arbgast

Ayes: (6) Arbgast, Cueva, Cunningham, Laricchia, Lindsay, Paredes
Noes: (0) None
Absent: (1) Ramirez

MATTERS FROM COMMISSIONERS: Staff provided a brief update on the following projects: Brookhurst Triangle is currently in plan check for the 120 units of Phase 2; Pepe’s is in planning review for a patio added without permits; the Wharf project will come back to Planning Commission for the two pool tables, along with an additional amendment to allow pool halls in conjunction with restaurants on Main Street; Smoke Queen tenant improvement is underway at Cottage Industries; staff is working with the developer on Site C; and, Nickelodeon is pending litigation.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the December 7th and December 21st meetings.

ADJOURNMENT: At 8:29 p.m.

Judith Moore, Recording Secretary