

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

Meeting Minutes  
Thursday, November 17, 2022

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

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

Absent: Arestegui, Perez

Commissioner Perez joined the meeting at 7:20 p.m.

PLEDGE OF ALLEGIANCE: Led by Vice Chair Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

September 1, 2022 MINUTES:

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

PUBLIC HEARING – SITE PLAN NO. SP-117-2022 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF STANFORD AVENUE, WEST OF LORNA STREET, AT 12771 LORNA STREET.

Applicant: ZBT GROUP  
Date: November 17, 2022

Request: Site Plan approval to construct six (6) three-story, multi-family residential units with two-car garages on a 16,329 square foot lot currently improved with a two-story, single-family dwelling, a detached second unit, and a detached garage. Also, minor land deviation to exceed the required

number of bathrooms and allow an additional half-bath on units 1, 3, 4, and 6. The site is in the R-3 (Multiple-Family Residential) zone. The project is exempt from the CEQA pursuant to Government Code Section 15332 – In-Fill Development Projects – of the State CEQA Guidelines.

Action: Resolution No. 6052-22 was approved. Other than the applicant’s representative, one person inquired about sidewalks on the east side of Lorna Street. Staff responded that a bid was out for the renovation of the street and addition of sidewalk.

Motion: Lindsay Second: Lehman

Ayes: (4) Cunningham, Lehman, Lindsay, Ramirez

Noes: (0) None

Absent: (2) Arestegui, Perez

PUBLIC HEARING – SITE PLAN NO. SP-119-2022 AND TENTATIVE TRACT MAP NO. TT-19129-2022 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN NEWLAND STREET AND YOCKEY STREET, AT 8722 GARDEN GROVE BOULEVARD.

Applicant: NRI PORTFOLIOS, LLC

Date: November 17, 2022

Request: A request for Site Plan approval to demolish an existing auto dealership to construct a three-story townhome residential project consisting of twenty (20) units, which includes one (1) affordable housing unit for “very low-income” households, on a 36,945 square foot (0.85 acres) site. Pursuant to State Density Bonus law, the applicant is requesting one (1) concession and one (1) waiver from the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone development standards: (1) a concession to allow the building to be constructed within the 45-degree encroachment plane required for mixed-use zoned properties abutting residentially zoned lots along the side yard setback; and (2), a waiver to deviate from the requirement of a boulevard garden plaza for properties in the GGMU zones for properties abutting the Garden Grove Boulevard right-of-way. Also, Tentative Tract Map approval to subdivide the subject property to facilitate the development of the project. The site is in the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone. The project is exempt from the CEQA pursuant to Government Code Section 15332 – In-Fill Development Projects – of the State CEQA Guidelines.

Action: The Chair re-opened the Public Hearing. One letter submitted expressed concerns in regard to the use, and occasional blocked access of the alley by the former car dealer, and another letter from the CA Renters Legal Advocacy and Education Fund stated the City had an obligation to follow housing laws. Other than the applicant, two people spoke in regard to the alley's access, safety, and proposed gate.

Motion 1:

The Chair re-opened the Public Hearing and motioned to approve the project with the added condition to require the two compact parking spaces next to the trash enclosure to be converted to a 'turn-around' with the proposed alley gate to be for emergency/trash use only:

Motion: Ramirez Second: Lehman

The motion failed with no votes.

Substitute Motion 2:

With the Public Hearing re-opened, the motion was to continue the item to December 15th in order for staff to determine a solution for the project's alley turn-around and proposed gate access in regard to maneuverability and safety.

Motion: Lindsay Second: Perez

Ayes: (5) Cunningham, Lehman, Lindsay, Perez, Ramirez  
Noes: (0) None  
Absent: (1) Arestegui

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff stated that the Commission is to remain seated until further notice into the new year and that Planner Chris Chung was promoted to Senior Planner. Chair Ramirez acknowledged the City's former Planning Manager, Lee Marino, in his retirement and congratulated Maria Parra, appointed as the new Planning Manager.

ADJOURNMENT: At 8:27 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, December 1, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore, Recording Secretary