

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

Meeting Minutes
Thursday, December 21, 2023

CALL TO ORDER: 7:06 p.m.

ROLL CALL:

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

Absent: Cueva, Paredes

PLEDGE OF ALLEGIANCE: Led by Commissioner Arbgast.

ORAL COMMUNICATIONS – PUBLIC – None.

December 7, 2023 MINUTES:

Action: Received and filed.

Motion: Arbgast Second: Laricchia

Ayes: (5) Arbgast, Cunningham, Laricchia Lindsay, Ramirez

Noes: (0) None

Absent: (2) Cueva, Paredes

CONTINUED PUBLIC HEARING FROM NOVEMBER 16, 2023 – 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: December 21, 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.

Action: Resolution No. 6073-23 was approved with amendments to the conditions of approval to read as follows:

78. Each dwelling shall be provided at least one (1) parking space within the garage. However, no two (2) different dwelling units shall share any tandem parking spaces. At least two (2) non-tandem parking spaces shall be available for guest parking at all times. A placard shall be posed to identify each parking space as "Reserved" or as "Guest".
92. As proposed by the applicant, the applicant shall implement and maintain a pet waste management program for the life of the project, which requires each tenant to identify their pets and provide DNA samples of their dogs so that in the event that there is uncleaned dog waste, identification of the responsible dog's owner can be made. The program shall utilize "Poo Prints®" or a similar program. The program shall include standard lease provisions obligating tenants to identify their pets and to provide a DNA sample of each of their dogs, and providing a process pursuant to which tenants that fail to clean up their pets' waste may be subject to fines imposed by the Project's management company and the payment of the costs for lab analysis of the abandoned waste from their dogs and associated clean-up costs. The specific program provisions shall be reviewed and approved by the City and included in the management plan approved by the City as part of the affordable housing regulatory agreement for the Project.
93. At least two (2) pet waste stations shall be installed within the project site. The exact location of the pet waste stations shall be identified in the detailed plan submitted by the applicant as part of the Building and Safety Plan Check process.

94. As proposed by the applicant, the applicant shall installed a light fixture on the new relocated power pole in accordance with the Public Works Engineering Division and Southern California Edison required standards.

95. As offered and proposed by the applicant, prior to issuance of a building permit, the applicant shall contribute \$2,000.00 to the City to only be used towards implementing the Safe Route To School infrastructure recommendations for the Brookhurst Elementary School, as described in Section 6.8 and 6.9 of the Safe Routes to School Phase 1 Master Plan.

Also, staff confirmed that the site was not in a sewer deficient area; that a trip generation analysis was conducted indicating the project site would incur less daily trips during peak hours than the previous pre-school; that police calls for service in the project area were a mixture of random incidents occurring at no particular time; that per Condition No. 16, the applicant would provide a sidewalk on the front of the property; and that the three-story height did not exceed the height limit in the zone.

Other than the applicant, three people spoke in favor of the project, while four spoke in opposition citing concerns for student safety around the school, traffic issues such as accidents, speeding, insufficient parking, double-parking, overcrowding, increased traffic, no sidewalks, and that the balcony could be a potential shooter location.

Three letters of support were submitted by Californians for Home Ownership, The Kennedy Commission, and People for Housing, while one letter of opposition was submitted by Michael Torres.

Staff mentioned they could work with the Police to monitor the area and paint certain curbs red to improve visibility.

Motion: Arbgast Second: Lindsay

Ayes: (5) Arbgast, Cunningham, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (2) Cueva, Paredes

Chair Lindsay called for a break at 8:15 p.m. The meeting reconvened at 8:25 p.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-250-2023, MITIGATED NEGATIVE DECLARATION, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF ACACIA PARKWAY AND EUCLID STREET AT 11261-11301 ACACIA PARKWAY

Applicant: CITY OF GARDEN GROVE

Date: December 21, 2023

Request: The City of Garden Grove is requesting Conditional Use Permit approval authorizing the construction and operation of a new police headquarters, which includes demolition of the existing police headquarters, construction of a new police headquarters building of up to 104,400 square feet to accommodate up to 221 police officers, construction of a new parking structure with up to 448 spaces, and construction of a new approximately 2.8-acre park within the City's Civic Center Area. The site is in the CC-3 (Civic Center Core) & CC-OS (Civic Center Open Space) zones. The Planning Commission will also consider the adoption of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

Action: Resolution Nos. 6075-23 (CUP) and 6080-23 (MND-MMRP) were approved.

Staff stated that biological resources would be impacted at less than significant levels, adding that a nesting bird survey had been conducted and there are no candidate, sensitive, or special status species located on-site or in the immediate project vicinity. This includes the black crowned night heron, which is not protected under the federal Endangered Species Act, the California Endangered Species Act, or by local jurisdictions. Most birds, including the black-crowned night heron, will be protected under the Migratory Bird Treaty Act and California Fish and Game Code, regarding the protection of eggs, nests, and young during any construction related activities. The construction contractor would be required to comply with the law in regards to nests, eggs and/or young during the nesting season. In accordance with the law, precautions are required such as preconstruction nesting surveys prior to grading activities. Should eggs and/or young be discovered prior to grading activities, minimization measures intended to protect the eggs and/or young would be implemented in accordance with the law.

Three people spoke in opposition regarding the existing park's wildlife, especially the Black Crowned Night Herons losing their habitat. One person spoke in favor of a new police building.

Eleven letters were submitted with concerns for the disappearance of the park as a wetland habitat for various forms of wildlife, as well as being the home of the Black Crowned Night Heron.

Commissioners expressed that although the new park could enhance future Community Services programming, the park's amenities should differ from the Village Green Park's amenities, and possibly mirror elements of the existing park to the new park.

Motion: Arbcast Second: Lindsay

Ayes: (5) Arbcast, Cunningham, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (2) Cueva, Paredes

MATTERS FROM COMMISSIONERS: Commissioners wished staff a Merry Christmas.

MATTERS FROM STAFF: Staff also wished Commissioners Happy Holidays and introduced new Senior Planner, Monica Mercado-Rodriguez. Staff then added that the January 4th meeting would be cancelled.

ADJOURNMENT: At 9:08 p.m.

Judith Moore
Recording Secretary