

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

Meeting Minutes  
Thursday, April 18, 2024

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

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

Absent: Arbgast, Cueva

PLEDGE OF ALLEGIANCE: Led by Commissioner Laricchia

ORAL COMMUNICATIONS – PUBLIC – None.

March 21, 2024 MINUTES:

Action: Received and filed.  
Motion: Laricchia Second: Lindsay  
Ayes: (4) Cunningham, Laricchia, Lindsay, Ramirez  
Noes: (0) None  
Abstain: (1) Paredes  
Absent: (2) Arbgast, Cueva

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-259-2024 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF KATELLA AVENUE AND EUCLID STREET AT 10912 KATELLA AVENUE

Applicant: FREEDOMHOUSE OC (JOSIAH SILVA)

Date: April 18, 2024

Request: A request for Conditional Use Permit approval to operate a new religious facility, including church services, an accredited bible college, and a child day care, all within an existing 46,287 square foot tenant space. The site is in the NMU (Neighborhood Mixed Use) 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).

Action: Resolution No. 6085-24 was approved with a modification to Water Services Division Condition of Approval number 23.

Motion: Paredes Second: Lindsay

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

Noes: (0) None

Absent: (2) Arbgast, Cueva

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AMENDMENT NO. A-040-2024, PLANNED UNIT DEVELOPMENT NO. PUD-019-2024, SITE PLAN NO. SP-136-2024, VARIANCE NO. V-042-2024, VESTING TENTATIVE TRACT MAP NO. TT-19298 FOR PROPERTY LOCATED ON THE EAST SIDE OF NEWHOPE STREET, NORTH OF GARDEN GROVE BOULEVARD, AT 12828 NEWHOPE STREET

Applicant: OLSON URBAN HOUSING, LLC

Date: April 18, 2024

Request: A request that the Planning Commission recommend City Council approval of a zoning map amendment, residential Planned Unit Development, and related entitlements for a proposed 15-unit multiple-family residential project on an approximately 0.88-acre site. The specific land use entitlement approvals requested include the following: (i) zoning map amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development (PUD-019-2024) zoning with an R-3 (Multiple-Family Residential) base zone; (ii) residential Planned Unit Development to facilitate the development of the project; (iii) Site Plan approval to construct fifteen (15) three-story detached homes along with associated site improvements; (iv) a Vesting Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and (v) a Variance to deviate from the minimum property size to establish a residential Planned Unit Development.

The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

Action: Resolution Nos. 6086-24 (A/PUD), 6087-24 (SP/V/TT), 6088-24 (MND/MMRP) were approved with modifications to revise and further clarify Conditions of Approval numbers 9, 14.d., 15.k., 21, 25, 28, 29, 30, 65.d., 65.k., 65.m., 68, 69, 70.a., and 74.

Condition Number 79 was added as follows: Per the applicant's agreement, the applicant shall record a covenant against the property to prohibit the conversion of garages to Accessory Dwelling Units (ADUs), to the extent permissible under State law.

Other than Olson Urban Housing, LLC representatives, one letter of support was submitted by Brian Bruggeman, one letter of concern was submitted by Ngoc Cao, and seven people spoke with concerns relating to privacy, property value, guest parking, street parking, density, and potential damage from construction.

The Developer handed out a packet of 27 signed letters in support of the project.

Motion: Laricchia Second: Ramirez

Ayes: (5) Cunningham, Laricchia, Lindsay, Ramirez, Paredes  
Noes: (0) None  
Absent: (2) Arbgast, Cueva

MATTERS FROM COMMISSIONERS: Chair Lindsay asked staff to look into the railroad crossings at Western, Lampson, and Chapman Avenues as the rails have separated from the last rains. Staff would look into the matter.

MATTERS FROM STAFF: Staff mentioned the May 2<sup>nd</sup> meeting would be cancelled and added that Community Development is launching a campaign for the next three months called 'Plan, Build and Beautify,' using local social media to highlight Planning, Building, and Code Enforcement. Also, Planning was the recipient of two OCAPA (Orange County American Planning Association) awards, the first, to recognize a Planning Agency's exceptional work certifying the Housing Element and ADU (Accessory Dwelling Unit) outreach, and second, an award for a 'hard-won victory' for completion of the Garden Brook Senior Village.

ADJOURNMENT: At 9:10 p.m.

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Judith Moore  
Recording Secretary