

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

Meeting Minutes
Thursday, July 18, 2024

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

Commissioner Beard
Commissioner Cueva
Commissioner Cunningham
Commissioner Laricchia
Commissioner Lindsay
Commissioner Paredes
Commissioner Ramirez

Absent: Lindsay, Paredes, Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Cunningham

ORAL COMMUNICATIONS – PUBLIC – None

June 20, 2024 MINUTES:

Action: Received and filed.
Motion: Laricchia Second: Cueva
Ayes: (3) Cueva, Cunningham, Laricchia
Noes: (0) None
Absent: (3) Lindsay, Paredes, Ramirez
Abstain: (1) Beard

PUBLIC HEARING – SITE PLAN NO. SP-138-2024 AND TENTATIVE TRACT MAP NO. TT-19314 FOR PROPERTY LOCATED ON THE WEST SIDE OF BUARO STREET, BETWEEN LAMPSON AVENUE AND HARBOR BOULEVARD, AT 12701 BUARO STREET.

Applicant: ASHTON 3
Date: July 18, 2024

Request: A request for Site Plan approval to construct thirty-five (35) three-story, "for-sale" residential condominium units and associated site improvements on an approximately 1.4-acre lot. The proposal includes two (2) affordable housing units for "very-low income" households. Inclusion of the two (2) "very low-income" units qualifies the project for

a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium. The site is in the R-2 (Limited Multiple-Family Residential) zone. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6093-24 was approved. One letter of opposition was submitted in regard to parking issues, increased traffic, and safety. Six people spoke in regard to current overcrowded parking conditions, child safety, vehicle speeds, and the need for proper street lighting in the neighborhood. The Developer stated they would work with staff to try and lessen the impact of the new development, while the City would look into different methods for improving traffic safety in the area. Two Conditions of Approval were amended to read:

73a. All one-bedroom units shall maintain the ability to park one car within the garages at all times. All other units shall maintain the ability to park two cars within the garages at all times. Unless otherwise permitted by State Law, garages shall not be converted to any other use.

76. All units shall be equipped with space for the collection and storage of refuse, organic material, and recyclable material. The area for each container shall be a minimum of twenty-seven inches (2'-3") by thirty-one inches (2'-7") to accommodate 65-gallon carts. Trash containers shall be stored within designated storage areas only within the garage parking area. Trash containers shall not encroach into the minimum required interior garage clearances, as depicted in the floor plan. The placement of trash containers for pick-up, and the duration of time prior to and after trash collection of those trash containers, is subject to the requirements of Republic Services and the City of Garden Grove, Environmental Services.

Motion: Cunningham Second: Laricchia

Ayes: (4) Beard, Cueva, Cunningham, Laricchia
Noes: (0) None
Absent: (3) Lindsay, Paredes, Ramirez

MATTERS FROM COMMISSIONERS: Commissioner Beard thanked staff for the opportunity to Chair the meeting.

MATTERS FROM STAFF: Staff stated the August 1st meeting would be cancelled and gave a brief overview of the August 15th agenda items.

ADJOURNMENT: At 8:00 p.m.

Judith Moore
Recording Secretary