

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

Meeting Minutes
Thursday, October 3, 2024

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Commissioners Beard and Laricchia

PLEDGE OF ALLEGIANCE: Led by Commissioner Cunningham

ORAL COMMUNICATIONS – PUBLIC – None

September 5, 2024 MINUTES:

Action: Received and filed.

Motion: Paredes Second: Ramirez

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

Noes: (0) None

Absent: (2) Beard, Laricchia

PUBLIC HEARING – SITE PLAN NO. SP-145-2024 AND LOT LINE ADJUSTMENT NO. LLA-033-2024 FOR PROPERTY LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN GALWAY STREET AND BROOKHURST WAY, AT 9891, 9897, AND 9901 GARDEN GROVE BOULEVARD.

Applicant: WILLIAM D. JAGER

Date: October 3, 2024

Request: A request for Site Plan approval to construct a seven-story, 98-unit multiple-family residential apartment complex with associated site improvements on a 1.35-acre (Gross) project site, and a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the

proposed residential development. The proposal includes ten (10) affordable housing units for "very low-income" households. Inclusion of the ten (10) "very low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. The site is in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) 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. 6097-24 was approved with revisions to the Conditions of Approval as follows:

Planning Services Division

61.a. Above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and such equipment shall be screened by densely planted and maintained landscaped hedges or a fence or wall, ***with the exception of electrical transformer(s) and detector check valve(s), which can be located within the street setback area.*** Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge. ***Any electrical transformer(s) and detector check valve(s) shall be properly screened from the public view. The applicant shall verify the location of the electrical transformer(s) and detector check valve(s) to ensure safe sight clearance with the City Engineering Division and the Planning Services Division.***

72.a. Decorative masonry walls are required along the north, east, and west property lines and shall be constructed to a minimum height of six feet (6'-0"), up to a maximum of ~~seven~~ ***eight*** feet (~~7~~***8***'-0"), as measured from highest point of finished grade. Whether new or existing, the block walls shall be decorative and utilize stucco finish, slump stone, decorative CMU, or split face block. Street-facing perimeter walls shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

88. To comply with the provisions of Government Code Section 65915, the applicant has offered to, and shall, reserve at least ten (10) dwelling units in the project for occupancy by very low-income households for a period of 55 years commencing with the issuance of the certificate of occupancy for the project. The ten (10) affordable units shall be "floating" units that are not permanently designated; however, at no time shall all affordable units be congregated to a certain section of the project. A minimum of ~~one (1) three-bedroom unit (Plan Type C1),~~ ***three four*** (34) two-bedroom units (Plan Type B1), five (5) larger one-bedroom units (Plan Type A2), and one (1) smaller one-bedroom unit (Plan Type A1) shall be reserved and allocated as affordable units at all

times; provided, however, that the applicant may substitute a larger unit for a smaller unit.

One person spoke in favor of the project.

Motion: Paredes Second: Lindsay

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

PUBLIC HEARING – SITE PLAN NO. SP-144-2024, CONDITIONAL USE PERMIT NO. CUP-267-2024, INTERPRETATION OF USE NO. IOU-006-2024, AND TENTATIVE PARCEL MAP NO. PM-2023-156 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF STANFORD AVENUE AND 8TH STREET AT 11432 AND 11462 STANFORD AVENUE.

Applicant: WILLIAM JAGER
Date: October 3, 2024

Request: A request to develop a six-story mixed-use development on a 0.94-acre lot consisting of an 80-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested, include the following: (i) an Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) a Tentative Parcel Map to consolidate two existing parcels to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) a Site Plan to allow the construction of a six-story mixed-use development consisting of an 80-unit senior apartment building over a parking structure with one subterranean level and one above-ground level, and an 82-bed RCFE attached to the parking structure/ apartment building, along with associated site improvements; and (iv), a Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for 'very low-income' households. Inclusion of the four (4) 'very low-income' units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the state density bonus law. The site is in the CC-3 (Civic Center Core) 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. 6098-24 was approved with one revision to the Resolution, and several revisions to Conditions of Approval as follows:

REVISION TO RESOLUTION NO. 6098-24

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The proposed development includes ~~76~~ **74** market-rate units, and four (4) affordable units for “very low-income” seniors. In addition, the RCFE is a type of housing arrangement to provide living assistance and supervision to seniors who may need assistance with activities of daily living, yet still want to maintain independence. The project would primarily serve the aging population of the community by providing different types of housing and services at different affordability levels.

REVISION TO CONDITIONS OF APPROVAL

To add Condition of Approval #37, and to revise the Condition of Approval #71.e.v. per the following:

Engineering Division

37. The applicant shall submit a separate erosion control plan to the Engineering Division and Building and Safety Division for review and approval. The erosion control plan shall be approved prior to the issuance of a demolition permit and shall remain in effect throughout the land use entitlement and construction phases.

Planning Services Division

71.e.v. At least ~~twenty-six (26)~~ **twenty-four (24)** parking spaces, as shown on the plans approved as part of the Land Use Entitlements, shall be available to staff and visitor of the RCFE at all time. [...]. The owner of the senior apartment building shall restrict the parking of vehicles by residents and guests of apartment building the ~~twenty-six (26)~~ **twenty-four (24)** parking spaces reserved for the RCFE and shall include and enforce provisions regarding this restriction in tenant leases.

Two people spoke in favor of this project.

Motion: Paredes Second: Cueva

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

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff gave a brief description of the agenda item(s) for the next meeting on October 17th. Also, staff announced Judy Moore's retirement.

ADJOURNMENT: At 8:15 p.m.

Rosemarie Jacot

Rosemarie Jacot
Recording Secretary