

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

Meeting Minutes  
Thursday, December 15, 2022

CALL TO ORDER: 7:08 p.m.

ROLL CALL:

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

Absent: Cunningham, Perez

PLEDGE OF ALLEGIANCE: Led by Chair Ramirez.

ORAL COMMUNICATIONS – PUBLIC – None.

November 17, 2022 and December 1, 2022 MINUTES:

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

CONTINUED PUBLIC HEARING – SITE PLAN NO. SP-119-2022 AND TENTATIVE TRACT MAP NO. TT-19129 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: December 15, 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: Resolution No. 6053-22 was approved with an amendment to the Conditions of Approval. Two new conditions were added:

101. Consistent with Sight Distance Standards in accordance with City’s Traffic Engineering Policy TE-13, 10’-0” of wrought iron fencing shall be provided at each side of the vehicular gate to provide clear and unobstructed visibility of the alley. The wrought iron fencing shall not be improved with any clinging vines or materials that limit visibility to the alley from motorists.

102. A speed hump shall be installed between the ground sensor and vehicular gate. The speed hump shall not encroach into any portions of the public alley.

One letter of support was submitted by the California Renters Legal Advocacy and Education Fund, and one letter of opposition, was submitted by Jesus and Monique Jaime (Walden Apartment Managers). Other than the applicant’s representative, two people expressed concerns for safety in regard to the alley.

Motion: Lehman Second: Arestegui

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

Noes: (0) None

Absent: (2) Cunningham, Perez

MATTERS FROM COMMISSIONERS: Commissioners wish everyone Happy Holidays and thanked Staff.

MATTERS FROM STAFF: Staff introduced new Urban Planner, Nick Lagura, then mentioned the period to apply for the Commission is now open through January 12<sup>th</sup>. Staff then stated that the January 5, 2023 meeting would be cancelled and two items were lined up for February.

ADJOURNMENT: At 7:35 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, January 19, 2023, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore, Recording Secretary