

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

Meeting Minutes
Thursday, February 16, 2023

CALL TO ORDER: 7:08 p.m.

ROLL CALL:

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

Absent: Lehman, Perez

Commissioner Perez joined the meeting at 7:09 p.m.

PLEDGE OF ALLEGIANCE: Led by Vice Chair Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

December 15, 2022 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Cunningham
Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Ramirez
Noes: (0) None
Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-122-2023 AND TENTATIVE PARCEL MAP NO. PM-2022-167 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF WESTERN AVENUE AND LINCOLN WAY AT 7390 AND 7440 LINCOLN WAY.

Applicant: STEVE HONG
Date: February 16, 2023

Request: A request for Site Plan approval to construct a new 88,164 square foot shell industrial building following the demolition of a 76,500 square foot building at 7390 Lincoln Way and a 29,950 square foot building at 7440 Lincoln Way. Also, Tentative Parcel Map approval to consolidate 7390 Lincoln Way and 7440 Lincoln Way into a single parcel. The site is in the

PUD-103-76 (REV. 2018) 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. 6057-23 was approved

Motion: Lindsay Second: Arestegui

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Ramirez
Noes: (0) None
Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-120-2023 AND VESTING PARCEL MAP NO. PM-2021-206 FOR PROPERTY LOCATED ON THE WEST SIDE OF CHOISSER ROAD AND NORTH OF TWINTREE LANE AT 12233, 12235, 12237, AND 12239 CHOISSER ROAD.

Applicant: DANNY WEI (INVESTEL)
Date: February 16, 2023

Request: The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate four existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53 unit-residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, 5 units designated for “Very Low-Income” households, and one unit designated for “Low-Income” households. Inclusion of the 5 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, which are described later in this Report. The site is in the PUD-128-12 (Planned Unit Development) zone and International West Mixed Use Overlay Zone. In conjunction with this request, the City of Garden Grove Planning Commission will also consider a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – In-Fill Development Projects – of the State CEQA Guidelines.

Action: Resolution No. 6058-23 was approved with amendments:

Resolution No. 6058-23 Amendment: To modify the project request to include language pertaining to the waivers allowing the indoor and roof deck recreation areas, and the passive recreation area to contribute to the total required recreation area.

2. The applicant is requesting Site Plan approval to construct a six-story, 53 unit-residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. Pursuant to the State Density Bonus Law, the applicant is requesting the following concessions and waivers from applicable development standards: (1) concession to allow the first habitable floor on the second floor; (2) a concession to allow fewer parking spaces than the maximum number of parking spaces the City is otherwise permitted to require pursuant to the State Density Bonus Law; (3) a waiver 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; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 300 square feet of open space, recreation, and leisure are per unit, **and to allow an indoor fitness center and lounge and roof deck area to contribute 100 percent of the open space requirement**; (6) a waiver to deviate from the requirement to provide at least 90 square feet of private open space per unit; (7) a waiver to deviate from the requirement to provide passive recreation areas with minimum dimensions of 10 feet in width and 30 feet in length, **and to contribute 100 percent to the open space requirement**; and (8) a waiver to deviate from the minimum parking space length, from 19 feet to 18 feet. In accordance with the State Subdivision Map Act, the application is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.

Conditions of Approval Amendments: To modify Condition of Approvals No. 17.a. and No. 64.a. as follows, and add Condition No. 98:

Public Works Engineering Division - Project Design

17. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Choisser Road frontage improvements as identified below. All landscape, irrigation, sidewalk, and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Division.
 - a. Existing substandard driveways **fronting the project site on the west side of** Choisser Road shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.

Planning Services Division

64. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:

Pursuant to Condition No. 31 and Chapter 9.48 of the Garden Grove Municipal Code, all on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center-line of the streets adjacent to the subject property) within the perimeter of the site and to the center-line of the adjacent streets shall be installed or relocated underground. ~~All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan and Parcel Map shall be installed or relocated underground.~~

98. The applicant shall submit for review and approval of the Community and Economic Development Director a management plan for the project that includes specific details about leasing, on-site parking rules, and maintenance of the site.

In addition, two nearby residents spoke with concerns about how the Project's parking would impact the already overcrowded area, and about the lack of sidewalks,

speeding cars, vision clearances, and the overall safety of pedestrians and drivers. Also, two letters were received, one from CalHDF in favor of the Project's fulfilling housing needs, and one from Leonard Poche, in opposition of the Project due to insufficient parking.

Motion: Lindsay Second: Cunningham

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Ramirez

Noes: (0) None

Absent: (1) Lehman

MATTERS FROM COMMISSIONERS: Vice Chair Lindsay asked for an update on projects in the surrounding area. Staff provided brief updates on Cottage Industries, Brookhurst Triangle, Dr. Dao's project, the Navigation Center, Be Well OC, and Street Medicine.

MATTERS FROM STAFF: Staff gave a brief summary of agenda items for the next Planning Commission meeting on March 2nd, and announced that Planners Huang Ly, and Priit Kaskla, were promoted to Associate Planners.

ADJOURNMENT: At 8:30 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, March 2, 2023, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary