



**RESUME'
A G E N D A**

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

SEPTEMBER 20, 2012

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBERS

ROLL CALL: CHAIR BUI, VICE CHAIR CABRAL
COMMISSIONERS BRIETIGAM, DOVINH, LAZENBY, PAK, SILVA
Commissioners Bui and Pak absent.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
Led by Commissioner Lazenby.

- A. ORAL COMMUNICATIONS - PUBLIC
One person spoke regarding the three projects approved by the State Finance Board and raised issues regarding parking and parking structures.
- B. APPROVAL OF MINUTES: August 16, 2012
Approved by five ayes with Commissioners Bui and Pak absent.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
- C.1. SITE PLAN NO. SP-469-12
TENTATIVE TRACT MAP NO. TT-17461
DEVELOPMENT AGREEMENT NO. DA-186-12

APPLICANT: THE OLSON COMPANY
LOCATION: NORTH SIDE OF TRASK AVENUE, EAST OF NEWHOPE STREET AT 11631 AND 11641 TRASK AVENUE

REQUEST: Site Plan to construct a 17-unit single-family residential small-lot subdivision and a Tentative Tract Map to reconfigure and subdivide the three existing lots into 17 separate lots. A Development Agreement is also included. The site is in the R-3 (Multiple-Family Residential) zone

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Two people spoke regarding traffic, parking, and development fees. Resolution No. 5781-12 was adopted by five ayes with Commissioners Bui and Pak absent. No further action

unless appealed by October 11, 2012. City Council action is required on Development Agreement No. DA-186-12, the recommended date is October 9, 2012.

C.2. SITE PLAN NO. SP-470-12
DEVELOPMENT AGREEMENT NO. DA-187-12

APPLICANT: BRANDYWINE HOMES
LOCATION: EAST SIDE OF DALE STREET, NORTH OF STANFORD AVENUE AT 12662 DALE STREET

REQUEST: Site Plan approval to construct a 25-unit, three story apartment complex with a 35% affordable housing density bonus for low to moderate income families within the R-3 (Multiple-Family Residential) zone. The project includes both two and three bedroom units and will range in size from 906 to 1,226 square feet. Pursuant to State Law regarding affordable housing projects, the applicant is requesting three waivers from the R-3 zone development standards – residential units within ten feet of a driving aisle; reducing the north side yard setback from ten feet to eight feet; and, allowing a zero yard setback for covered parking along the south property line to exceed the Municipal Code’s maximum of 50%. A Development Agreement is also proposed.

ACTION: Other than the applicant’s representative, no one spoke in favor of or in opposition to the request. One person spoke with concerns regarding guest parking and density. And one person spoke regarding the original home owners. Also, one letter was written with concerns for the affordable housing and parking. The applicant requested an additional two weeks to fully understand the code regarding affordable housing. With the public hearing portion remaining open, the motion to continue the case to the next regularly scheduled Planning Commission meeting on Thursday, October 4, 2012 was approved by five ayes, with Commissioners Bui and Pak absent.