



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

GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

OCTOBER 4, 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, Lazenby, and Pak absent.

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

A. ORAL COMMUNICATIONS - PUBLIC

Mr. Josh McIntosh approached the Commission and questioned the relationship between the developer, Brandywine, and Council Member Steve Jones. He also added that campaign donations seemed to result in several City contracts for developers, which was not healthy for Garden Grove's reputation. He then suggested that Community Benefit Agreements (CBA's), could be project specific negotiated agreements with developers that outline contributions to the community, such as scholarships and tree plantings, and, that citizens need to work together as a 'voice' for future developments.

B. APPROVAL OF MINUTES: September 20, 2012
Approved by four ayes with Commissioners Bui, Lazenby, and Pak absent.

C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. 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 percent 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 percent. A Development Agreement is also proposed.

ACTION: Other than the applicant’s representative, one person spoke in favor of the request and one person spoke in opposition to the request. One letter was written in support of the request. Resolution No. 5780-12 was adopted by four ayes, with Commissioners Bui, Lazenby, and Pak absent. No further action unless appealed by October 25, 2012. City Council action is required on Development Agreement No. DA-187-12, the recommended date is November 27, 2012.

D. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-2-12(B)
PLANNED UNIT DEVELOPMENT NO. PUD-128-12

APPLICANT: CITY OF GARDEN GROVE
LOCATION: NORTHWEST CORNER OF HARBOR BOULEVARD AND TWINTREE LANE, WEST OF CHOISSIER ROAD AT 12222, 12202, 12252, 12262, 12272, 12292, 12302 HARBOR BOULEVARD; 12511, 12531, 12551, 12571 TWINTREE LANE; AND, 12233, 12335, 12237, 12239 CHOISSIER ROAD

REQUEST: To establish a Planned Unit Development zoning with development standards for the development of a full service hotel, two (2) limited-service hotels, conference/meeting banquet space, several restaurants and an entertainment venue on an approximately 5.8-acre site, along with a General Plan Amendment to change the General Plan Land Use designation of six (6) residential properties from Low Density Residential to International West Mixed Use. The proposed project would consist of 769 rooms within one (1) full-service and two (2) limited service resort hotels with approximately 39,000 square feet of conference/meeting banquet space; 45,000 square feet of restaurant/meeting pads; and, a parking structure with 1,297 parking spaces. The site is in the HCSP-TZN (Harbor Corridor Specific Plan-Transition Zone North) and R-1 (Single-Family Residential) zones.

ACTION: Other than the applicant’s representatives, no one spoke in favor of the request and five people spoke in opposition to the request expressing concerns that

related to parking, loitering, limited views, traffic signals, sidewalks, City-owned homes, illegal home businesses, air quality, safety issues, building heights, and no community benefits. One person wrote a letter of concern with regard to property access. Resolution No. 5779-12 was adopted, with amendments, by four ayes with Commissioners Bui, Lazenby, and Pak absent. No further action unless appealed by October 25, 2012. City Council action is required on the Mitigated Negative Declaration, General Plan Amendment No. GPA-2-12(B), and Planned Unit Development No. PUD-128-12, the recommended date is November 13, 2012.