



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

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Council Chambers at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: September 20, 2012
- C. CONTINUED PUBLIC HEARING(S) (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 24-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.

STAFF RECOMMENDATION: Recommend approval of Development Agreement No. DA-187-12 to City Council and approval of Site Plan No. SP-470-12, subject to the recommended conditions of approval.

D. PUBLIC HEARING(S) (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.

STAFF RECOMMENDATION: Recommend adoption of the Mitigated Negative Declaration and approval of General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12 to City Council.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT