

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

Regular Meeting Minutes  
Thursday, December 4, 2014

CALL TO ORDER: 7:08 p.m.

ROLL CALL:

Chair Lazenby  
Vice Chair Margolin  
Commissioner Alejandro  
Commissioner Brietigam  
Commissioner Zamora

Absent: Commissioners Nguyen and Silva

PLEDGE OF ALLEGIANCE: Led by Commissioner Brietigam.

ORAL COMMUNICATIONS – PUBLIC: Mr. Craig Durfey encouraged the City to implement a Bicycle Master Plan and a change to Title 24 for pedestrian safety. Ms. Verla Lambert expressed her concern with the lack of progress on the Galleria project.

NOVEMBER 20, 2014 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Alejandro

Ayes: (5) Alejandro, Brietigam, Lazenby, Margolin, Zamora

Noes: (0) None

Absent: (2) Nguyen, Silva

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-001-2014, AMENDMENT NO. A-012-2014, DEVELOPMENT AGREEMENT NO. DA-001-2014, SITE PLAN NO. SP-014-2014, CONDITIONAL USE PERMIT NO. CUP-023-2014, VARIANCE NO. V-008-2014, LOT LINE ADJUSTMENT NO. LLA-006-2014. FOR PROPERTY LOCATED AT 12741 MAIN STREET AND 10882 STANFORD AVENUE, WEST OF MAIN STREET, NORTH OF ACACIA PARKWAY, SOUTH OF STANFORD AVENUE.

Applicant: JAMBOREE HOUSING CORPORATION

Date: December 4, 2014

Request: To develop 2.5 acres of the United Methodist Church site, which is comprised of two parcels with a total land area of 5.2 acres, with an

integrated mixed-use project consisting of 47 affordable apartment units for low to very low income seniors and families. As part of the project, the Planning Commission will consider a recommendation for City Council approval of a General Plan Amendment to change the land use designation of a .61-acre vacant parcel within the project site, located at 10882 Stanford Avenue, from Medium Density Residential (MDR) to Civic Center Mixed Use (CCMU), and a request for City Council approval of a Zone Change to rezone the parcel from Community Center Specific Plan-Community Center Residential Area 20 (CCSP-CCR20) to Civic Center-Core (CC-3). The Planning Commission will also consider a request for approval of a Lot Line Adjustment to adjust the southern interior property line of the vacant parcel, a request for approval of a Site Plan to allow the construction of two, three-story apartment buildings with 47 affordable residential apartment units, a 2,945 square foot leasing/ retail commercial space, and a new, one-story, 3,485 square foot building to replace an existing Head Start building. In addition, the Planning Commission will consider a request for approval of a Conditional Use Permit to allow the church, the church operated pre-school, and the Head Start program to continue to operate. Pursuant to the request, the Head Start program will reduce its license capacity from 75 children to 60 children, and the church pre-school will continue to operate with a capacity of 68 children. The Planning Commission will also consider a request for a Variance to allow a reduction to the required parking for the church, pre-schools, and the proposed commercial tenant space. Pursuant to the State Law regarding affordable housing projects, in conjunction with the requested approvals, the applicant is also requesting three waivers from the Civic Center-Core (CC-3) development standards 1) to reconfigure the active recreation area by deviating from the required minimum 20-foot width dimension; 2) to allow 14 of the residential units to have a private patio area of less than 90 square feet; and 3) to allow the project to deviate from the required .50 commercial Floor Area Ratio (FAR) by providing a .21 FAR for the commercial component. The Planning Commission will also consider a recommendation that the City Council approve a Development Agreement for the project. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration for the project. The address of 12741 Main Street is in the Civic Center-Core (CC-3) zone, and 10882 Stanford Avenue is in the Community Center Specific Plan-Community Center Residential (CCSP-CCR20) zone.

Action: Public Hearing held. Speakers: John Okura (Jamboree), Ray Heimstra, Sally May, Colleen Versteeg, Thomas Bozarjian, Craig Durfey, and Peggy Bergen. Three letters were submitted by Ray Heimstra (response sent by LSA), Michael Woo, and Joshua McIntosh.

Action: Resolution Nos. 5835-14 (GPA/A/DA), 5836-14 with an amendment (SP/V/LLA), and 5837-14 (CUP) adopted.

Motion: Brietigam Second: Margolin

Ayes: (4) Brietigam, Lazenby, Margolin, Zamora

Noes: (1) Alejandro

Absent: (2) Nguyen, Silva

MATTERS FROM COMMISSIONERS: The Commissioners thanked staff for their assistance throughout the year.

Vice Chair Margolin asked staff if they had influence over the selection of Commissioners. Staff replied no.

Commissioner Brietigam mentioned that Garden Grove's Police and Fire Departments were understaffed and that his intent was to assist in a campaign to increase their numbers.

MATTERS FROM STAFF: Staff reminded Commissioners that the Holiday Dinner would be on December 18th; that the January 1, 2015 meeting was cancelled due to the New Year's holiday; and that the January 15, 2015 meeting was being set. Staff also handed out a flyer for the Star Wars Marathon, which would occur on Sunday, January 18, 2015, and mentioned that a portion of the route was in Garden Grove and that street closures would occur.

ADJOURNMENT: At 9:20 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, January 15, 2015, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Margolin

Ayes: (5) Alejandro, Brietigam, Lazenby, Margolin, Zamora

Noes: (0) None

Absent: (2) Nguyen, Silva

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Judith Moore, Recording Secretary