

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

Meeting Minutes
Thursday, April 6, 2017

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Commissioner Brietigam
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar
Commissioner Truong

Absent: Kanzler

PLEDGE OF ALLEGIANCE: Led by Commissioner Lazenby

ORAL COMMUNICATIONS – PUBLIC – None.

March 16, 2017 MINUTES:

Action: Received and filed.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar,
Truong

Noes: (0) None

Absent: (1) Kanzler

PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. GPA-001-2017, PLANNED UNIT DEVELOPMENT NO. PUD-006-2017, TENTATIVE TRACT MAP NO. TT-17927-2017, SITE PLAN NO. SP-028-2017, DEVELOPMENT AGREEMENT NO. DA-006-2017, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE LEWIS STREET REORGANIZATION BETWEEN THE CITY OF GARDEN GROVE AND THE CITY OF ORANGE (RO 17-01) AND RESIDENTIAL PROJECT. FOR PROPERTY LOCATED AT 12901 LEWIS STREET.

Applicant: SHEA HOMES (JOHN DANVERS)

Date: April 6, 2017

Request: A request by Shea Homes to develop a gated residential subdivision with 70 single-family detached residential units and related street and open space improvements on a 9.01-acre site located in the Cities of Garden Grove and Orange at Lewis Street and Garden Grove Boulevard, at 12901 Lewis Street (APN Nos. 231-041-26, 231-041-27, 231-041-28, and 231-255-01). The Project proposes two floor plans, each of which would feature four bedrooms and a two-car garage accessed from the front of each unit. All units would feature private outdoor areas to the sides and rear of the units. The Project also includes the development of a private recreation area that would be located near the entrance of the residential community. The recreation area features the following amenities: a playground, an open turf area, two covered barbeque dining areas, and a shade structure with bench seating. The project site currently contains a church and a school consisting of nine buildings, two play yards, and a parking lot. The project includes a proposed sphere of influence change and annexation of 0.901 acres from the City of Orange to the City of Garden Grove.

As part of the Project, the Planning Commission will consider a recommendation for City Council approval of amendments to the City's General Plan Land Use map and Zoning map in conjunction with the proposed annexation and to modify the General Plan Land Use designation of the project site from Civic Institution to Low Density Residential and to adopt Residential Plan Unit Development zoning with R-1 (Single-Family Residential) base zoning for the entire site. The Planning Commission will also consider contingent approval of a Site Plan and Tentative Tract Map to subdivide the property into 70 single-family lots and to facilitate development of the proposed 70-unit small lot single-family residential subdivision, along with a recommendation for City Council approval of a Development Agreement with the applicant. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration for the project.

Action: Public Hearing held. Speaker(s): John Danvers and a resident.

Action: Resolution Nos. 5877-17 (GPA/PUD/DA) and 5858-17 (SP/TT) were approved with amendments to Condition Nos. 5, 19, 21, and 65.

Motion: Salazar **Second:** Lazenby

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

Action: Received and filed.

Motion: Nguyen Second: Lazenby

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

MATTERS FROM COMMISSIONERS: Commissioner Lazenby mentioned that Anaheim Convention Center parking was overflowing onto the south side of Orangewood, Bluebell, and Cliffwood Avenues, preventing residents from parking in their own neighborhood. Staff responded that Dai Vu, one of the City’s Traffic Engineers, would look into the matter.

Vice Chair Brietigam commented that public safety was the primary responsibility of the City with both Police and Fire staff understaffed for many years; that service needs were even greater as the old needs were never met; and that the campaign was to increase the numbers to 200 sworn police officers and five sworn fire fighters by the year 2020. He challenged the City Council to make that come to fruition.

MATTERS FROM STAFF: Staff gave a brief description of items for the April 20th Planning Commission meeting.

ADJOURNMENT: At 7:44 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, April 20, 2017, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler

Judith Moore
Recording Secretary