

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

Draft Meeting Minutes  
Thursday, December 1, 2016

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair O'Neill  
Vice Chair Kanzler  
Commissioner Barker  
Commissioner Margolin  
Commissioner Nuygen  
Commissioner Paredes  
Commissioner Zamora

Absent: Margolin

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

ORAL COMMUNICATIONS – PUBLIC – None.

November 3, 2016 MINUTES:

Action: Received and filed.

Motion: Zamora Second: Barker

Ayes: (6) Barker, Kanzler, Nuygen, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (1) Margolin

PUBLIC HEARING – SITE PLAN NO. SP-031-2016 AND DEVELOPMENT AGREEMENT NO. DA-004-2016. FOR PROPERTY LOCATED AT 9691 BIXBY AVENUE, NORTH SIDE OF BIXBY AVENUE, EAST OF GILBERT STREET.

Applicant: Bryson Nguyen  
Date: December 1, 2016

Request: Site Plan Approval to construct a 10-unit, two-story apartment complex with a 20% affordable housing density bonus for "low-income" families. Pursuant to State Density Bonus Law, the applicant requests two (2) waivers from the R-3 Zone development standards – (1) residential units within ten (10) feet of a drive aisle; and (2) residential units within fifteen (15) feet of guest parking areas. A

Development Agreement and a Density bonus Housing Agreement are also proposed. The site is in the R-2 (Limited Multiple-Family Residential) zone. This project is exempt pursuant to CEQA Section 15332 – In-Fill Development Projects.

Action: Public Hearing held. Speaker(s): Tony Le, Michael Torres, Tom Leonard

Action: Resolution Nos. 5872-16 and 5873-16 failed by a 3-3 vote. A 53 signature petition in opposition of the request was submitted by Michael Torres on behalf of the neighborhood residents regarding traffic and parking issues.

Motion: Zamora Second: Paredes

Ayes: (3) Kanzler, Paredes, Zamora

Noes: (3) Barker, Nuygen, O'Neill

Absent: (1) Margolin

MATTERS FROM COMMISSIONERS: Chair O'Neill mentioned that he would be a City Council member as of December 13<sup>th</sup> and that serving on the Planning Commission was an honor as he loved the opportunity to serve the City.

MATTERS FROM STAFF: Staff thanked Chair O'Neill for his service and looked forward to his role on the City Council. Staff then added that the next regular Planning Commission meeting would be cancelled; that the Holiday Dinner would be Thursday, December 15<sup>th</sup>; that the January 5<sup>th</sup> meeting would be cancelled; that a special Planning Commission meeting would occur on Thursday, January 12<sup>th</sup>; that the regular schedule would resume in February and include Study Sessions regarding State Law changes; and that the current Commissioners were to remain seated until noted otherwise.

Karl Hill, the City's Planning Services Manager, stated that he would be retiring at the end of the month after 31 years of service, and added that it was a pleasure to work with the Planning Commission.

ADJOURNMENT: At 7:46 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, December 15, 2016, at 7:00 p.m. in the B Room of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: O'Neill Second: Zamora

Ayes: (6) Barker, Kanzler, Nuygen, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (1) Margolin

---

Judith Moore  
Recording Secretary