

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

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PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-003-2017, SITE PLAN NO. SP-041-2017, VARIANCE NO. V-016-2017, AND TENTATIVE TRACT MAP NO. TT-18117. FOR PROPERTY LOCATED AT 12111 BUARO STREET, WEST SIDE OF BUARO STREET, SOUTH OF CHAPMAN AVENUE, BETWEEN JENTGES AVENUE AND TWINTREE AVENUE.

Applicant: BUARO PARTNERS, LLC  
Date: September 21, 2017

Request: Site Plan approval to construct 17 attached townhouses in two (2) new buildings consisting of one eight-plex and one nine-plex; a General Plan Amendment to change the land use designation from Civic/Institutional to Medium Density Residential; two (2) setback Variances, one for the separation of habitable space from the drive aisle (10'-0" required, 5'-0" provided) and the other for the separation of a unit from the active recreation areas (5'-0" required, 3'-0" provided); and, a Tentative Tract Map to subdivide the property into a single parcel with condominiums. The site is in the R-3 (Multiple-Family Residential) zone. 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): David Graves

Action: Resolution Nos. 5896-17 (GPA) and 5897-17 (SP, V, TT) were approved with an amendment to provide some form of barrier in the 5' setback adjacent to Unit 10 to protect the wall from car back-up damage.

Motion: Lazenby Second: Lehman

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

Noes: (0) None

Absent: (1) Kanzler