

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

---

PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2017(B) AND SITE PLAN NO. SP-038-2017. FOR PROPERTY LOCATED AT 9841 11<sup>TH</sup> STREET, NORTH SIDE OF 11<sup>TH</sup> STREET, BETWEEN BROOKHURST STREET AND KERRY STREET.

Applicant: FAIRCREST REAL ESTATE, LLC

Date: November 2, 2017

Request: To develop a parcel, approximately 19,152 square foot in size, with a 10-unit apartment complex with a 35% affordable housing density bonus for low-income households. The project includes a General Plan Amendment, to change the General Plan land use designation of the property from Civic/ Institutional to Medium Density Residential (MDR), and a Site Plan to construct 10-units within a three-story apartment building. Pursuant to the State Density Bonus Law, the applicant is requesting three waivers from the R-3 zone development standards: 1) to allow the third-story configuration to be greater than 50 percent of the building footprint, 2) to deviate from the required 10'-0" distance separation between the units and the drive aisle located on the first, second, and third floors, and 3) to deviate from the required 11'-3" third-story side yard setback. 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): Bill Jager

Action: Resolution Nos. 5902-17 (MND/GPA) and 5903-17 (SP) were approved with an amendment to remove Condition Nos. 35, 36, and 48 from the Conditions of Approval.

Motion: Brietigam Second: Lehman

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

Noes: (0) None

Absent: (1) Salazar