

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

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PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION, PLANNED UNIT DEVELOPMENT NO. PUD-008-2018, GENERAL PLAN AMENDMENT NO. GPA-001-2018, SITE PLAN NO. SP-048-2018. FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST STREET AT 10080 GARDEN GROVE BOULEVARD.

Applicant: AMG & ASSOCIATES, LLC  
Date: March 15, 2018

Request: To repurpose an existing 8-Story, unfinished, steel structure to a 400-unit senior housing project by amending the General Plan Land Use designation from Residential/Commercial Mixed Use 1 to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; to rezone the site from Garden Grove Boulevard Mixed Use 1 (GGMU1) to Planned Unit Development (PUD) to implement the new General Plan designation; and Site Plan review for the proposed senior housing project which includes additional building mass and an increase in developable site area to 5.09 acres from 3.09 acres. The Developer is also requesting a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces. The site is in the GGMU1 (Garden Grove Boulevard Mixed Use 1) zone.

The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the modified project.

Action: Public Hearing held. Speaker(s): Alexis Gevorgian, Maureen Blackmun, Bill Grant, Josh McIntosh. One letter of support was submitted by Cindy Spindle of the Garden Grove Chamber of Commerce.

Action: Resolution Nos. 5914-18 (PUD/GPA) and 5915-18 (SP) were approved.

Motion: Kanzler Second: Truong

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None