

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

Meeting Minutes  
Thursday, February 7, 2019

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Vice Chair Truong  
Commissioner Kanzler  
Commissioner Lazenby  
Commissioner Lehman  
Commissioner Nguyen  
Commissioner Salazar

Absent: Kanzler

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED UNIT DEVELOPMENT NO. PUD-010-2019, SITE PLAN NO. SP-063-2019, VARIANCE NO. V-022-2019, AND TENTATIVE TRACT MAP NO. TT-18169-2019 FOR PROPERTY LOCATED AT 9861 11<sup>TH</sup> STREET, NORTH SIDE OF 11<sup>TH</sup> STREET BETWEEN KERRY STREET AND BROOKHURST STREET.

Applicant: MELIA HOMES, INC. (CHAD BROWN)  
Date: February 7, 2019

Request: To develop a 1.8-acre lot, with a multiple family residential project consisting of 31 two- and three-story townhomes. The specific land use entitlement approvals requested include: (i) Residential Planned Unit Development zoning to facilitate the development of the townhome project; (ii) Site Plan to construct the 31 two- and three-story townhomes along with associated site improvements; (iii) Tentative Tract Map to subdivide the subject properties to facilitate the development of the townhome project; and (iv) Variance to deviate from the minimum lot size for a Residential Planned Unit Development. The site is in the R-3 (Multiple-Family Residential) zone. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Public Hearing held. Speaker(s): Chad Brown

Action: Resolution Nos. 5945-19 (PUD/MND) and 5946-19 SP/V/TT) were approved with amendments to Conditions of Approval Nos. 37 (Fire Department) and 78 (Planning Services Division).

Motion: Lehman Second: Nguyen

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong  
Noes: (0) None  
Absent: (1) Kanzler