

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

Meeting Minutes  
Thursday, February 20, 2025

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

Commissioner Ashland  
Commissioner Beard  
Commissioner Cueva  
Commissioner Flanders  
Commissioner Laricchia  
Commissioner Lindsay  
Commissioner Ramirez

PLEDGE OF ALLEGIANCE: Led by staff.

SELECTION OF CHAIR:

Action: Commissioner Lindsay nominated Commissioner Ramirez for Chair with a second from Commissioner Ashland.

Action: Motion approved with a 7-0 vote as follows:

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

Commissioner Ramirez assumed the duties of Chair.

SELECTION OF VICE CHAIR:

Action: Commissioner Beard nominated Commissioner Laricchia for Vice Chair, with a second from Commissioner Cueva.

Action: Motion approved with a 7-0 vote as follows:

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

ORAL COMMUNICATIONS – PUBLIC

Speaker: Nicholas Dibs, George Brietigam, Cindy Ngoc Tran

Written comments received from Craig Durfey.

November 21, 2024 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Lindsay

Ayes: (5) Beard, Cueva, Laricchia, Lindsay, Ramirez

Noes: (0) None

Abstain (2) Ashland, Flanders

Absent: (0)

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-275-2025 FOR PROPERTY LOCATED ON THE EAST SIDE OF MAGNOLIA STREET, SOUTH OF KATELLA AVENUE, AT 11074-11076 MAGNOLIA STREET.

Applicant: MR. CARE INC. (THANH MAI TRAN)

Date: February 20, 2025

Request: A request for Conditional Use Permit approval to operate a new 18,183 square foot Adult Daycare Facility for 463 adults. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6107-25 was approved with Condition of Approval No. 64 added as follows:

64. The applicant shall direct all drop-off and pick-up traffic from the northeast corner driveway approach located along Katella Avenue. The vehicular gates shall remain open during operational hours.

Motion: Lindsay Second: Ramirez

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-148-2024, TENTATIVE PARCEL MAP NO. PM-2023-161, VARIANCE NO. V-044-2024 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHAPMAN AVENUE AND LORNA STREET, AT 12013 LORNA STREET.

Applicant: VEKTIR LCC (KHOA PHAN)  
Date: February 20, 2025

Request: A request to reinstate Tentative Parcel Map and Site Plan approvals to subdivide an 18,125 square foot lot into two (2) parcels. Lot 2, which is developed with an existing single-family dwelling, will have a lot size of 8,699 square feet. Lot 1, which will be developed with a new single-family dwelling, will have a lot size of 7,833 square feet. Also, a request to reinstate Variance approval to allow lot 1 to deviate from the minimum 65' 0" lot width requirement for a corner lot. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6101-25 was approved with a new Condition of Approval No. 7 added as follows, and the conditions re-numbered:

7. The applicant shall relinquish his/her access from Chapman Avenue on Tentative Parcel Map No. PM-2023-161 prior to recordation of final map.

One people spoke in favor of this project.

Motion: Ramirez Second: Ashland

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. GPA-001-2025, ZONING MAP AMENDMENT NO. A-041-2025, TENTATIVE PARCEL MAP NO. PM-2024-124, TENTATIVE TRACT MAP NO. TT-19336, VARIANCE NO. V-045-2025, SITE PLAN NO. SP-150-2025, CONDITIONAL USE PERMIT NO. CUP-119-60 (REV. 2025) FOR PROPERTY LOCATED ON THE SOUTH SIDE OF SANTA CATALINA AVENUE BETWEEN VALLEY VIEW STREET AND ST. MARK STREET AT 5802 SANTA CATALINA AVENUE.

Applicant: NEAL PAFFORD ON BEHALF OF BRANDYWINE HOMES  
Date: February 20, 2025

Request: A request to develop a 26-unit residential townhome project, on a portion of an approximately 3.025-acre site developed with a parking lot of a religious facility. As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following:

- (i) A General Plan amendment to change the general plan land use designation of a 1.73-acre portion of the project site from Low Density Residential (LDR) to Medium Density Residential (MDR) to facilitate the development of the residential project;
- (ii) A Zoning Map Amendment to rezone a 1.73-acre portion of the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project on the 1.73 acre portion of the project site;
- (iii) A Tentative Parcel Map approval to subdivide the existing approximately 3.025 acre lot into two lots to facilitate the development of the residential project on a new 1.73 acre parcel;
- (iv) A Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each townhome as a condominium;
- (v) A Variance approval to deviate from the required rear yard setback for second-story building areas;
- (vi) A Site Plan approval to construct the 26 two-story townhomes along with associated site improvements;
- (vii) A Conditional Use Permit (CUP) to allow the religious facility to continue to operate, and a waiver to allow the existing main sanctuary building to deviate from the required twenty-five foot (25'-0") building setback to a common property line with an "R" zoned property.

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: Resolution Nos. 6102-25 (MND/MMRP), 6103-25 (GPA/A), 6104-25 (PM), 6105-25 (SP/TT/V), 6106-25 (CUP) were approved with revisions to the Conditions of Approval of Resolution Nos. 6104-25 and 6105-25.

Resolution No. 6104-25: Condition of Approval Nos. 6 and 9 of Resolution No. 6104-25 were revised and Condition of Approval No. 11 were added as follows:

### **Public Works Engineering Division**

6. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to thirty-feet (30'-0") outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The

grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan showing all existing utility facilities, easements and proposed utility facilities. All on-site improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the commercial projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.

The applicant shall submit to the Planning Division and Engineering Department for review and approval grading and Street improvement plans prepared by a registered Civil Engineer, illustrating all site improvements proposed on the residential 1.73 acre parcel and the 1.29 acre parcel currently improved with a religious facility. All site improvements proposed on the 1.29 acre parcel improved with the religious facility shall be fully completed prior to the issuance of certificate of occupancy for **Units 21 through 26 of Building 1** of the residential development proposed on the 1.73 acre parcel. In addition, a total of 59 parking spaces shall remain on the remaining 1.29 acre parcel improved with the religious facility.

9. Demolition of the existing ancillary building and parking lot improvements to construct the proposed residential project, and construction of the block wall between the two new parcels, may necessitate certain grading and drainage improvements and will require parking lot improvements and restriping on the new 1.29-acre parcel (Parcel 1) to ensure compliance with applicable City and State requirements. Following implementation of the proposed Project, the parking lot in Parcel 1 shall be improved to contain a minimum of 59 parking spaces. The applicant shall submit to the Planning Division and Engineering Department for review and approval grading and Street improvement plans prepared by a registered Civil Engineer, illustrating all site improvements proposed on the residential 1.73 acre parcel (Parcel 2) and the 1.29 acre parcel (Parcel 1) currently improved with a religious facility. All site improvements proposed on the 1.29 acre parcel improved with the religious facility (Parcel 1) shall be fully completed prior to the issuance of certificate of occupancy for **Units 21 through 26 of Building 1** of the residential development proposed on the 1.73 acre parcel (Parcel 2).

11. Parcel 2 shall be developed as per approved plans, and shall not exceed a total of twenty-six (26) townhomes.

Resolution No. 6105-25: Condition of Approval No. 18.e., 27, 30, and 88 of Resolution No. 6104-25 were revised as follows:

**Public Works Engineering Division**

- 18.e. Connection of trash area drains to the municipal storm drain system is prohibited. ~~Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.~~
27. Parking lot layout shall be in accordance with City Standard B-311 & ~~B-312~~.
30. Demolition of the existing ancillary building and parking lot improvements to construct the proposed residential project, and construction of the block wall between the two new parcels, may necessitate certain grading and drainage improvements and will require parking lot improvements and restriping on the new 1.29-acre parcel (Parcel 1) to ensure compliance with applicable City and State requirements. Following implementation of the proposed Project, the parking lot in Parcel 1 shall be improved to contain a minimum of 59 parking spaces. The applicant shall submit to the Planning Division and Engineering Department for review and approval grading and Street improvement plans prepared by a registered Civil Engineer, illustrating all site improvements proposed on the residential 1.73 acre parcel (Parcel 2) and the 1.29 acre parcel (Parcel 1) currently improved with a religious facility. All site improvements proposed on the 1.29 acre parcel improved with the religious facility (Parcel 1) shall be fully completed prior to the issuance of certificate of occupancy for **Units 21 through 26 of Building 1** of the residential development proposed on the 1.73 acre parcel (Parcel 2).

**Planning Services Division**

88. ~~Final~~ Tentative Tract Map No. TF-19336 shall be approved by the City and recorded by the applicant prior to issuance of any grading and/or building permits for the proposed development.

Other than the applicant, four people spoke in favor of the project, while three spoke in opposition citing concerns for insufficient parking, overcrowding, and increased traffic.

Motion: Lindsay Second: Cueva

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay,

