

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

Meeting Minutes
Thursday, March 6, 2025

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Lindsay

Commissioner Lindsay joined the meeting at 7:07 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Laricchia.

ORAL COMMUNICATIONS – PUBLIC – None.

February 20, 2025 MINUTES:

Action: Received and filed.

Motion: Rameriz Second: Laricchia

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

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-122-2023 (TE1) FOR PROPERTY LOCATED ON
THE SOUTHWEST CORNER OF WESTERN AVENUE AND LINCOLN WAY AT 11311
WESTERN AVENUE.

Applicant: SCANNELL PROPERTIES #680, LLC (MARC PFLEGING)

Date: March 6, 2025

Request: A request for a one-year time extension for the entitlement approved
under Site Plan No. SP-122-2023 to construct a new 88,164 square-foot

shell industrial building. A CEQA determination is not required as the project was previously exempted.

Action: Resolution No. 6108-25 was approved.

Motion: Ashland Second: Lindsay

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

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-152-2025, FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF LAMPSON AVENUE AND WESTLAKE STREET, AT 10852 LAMPSON AVENUE.

Applicant: TOBY NGUYEN

Date: March 6, 2025

Request: A request for site plan approval to construct a seven-unit, three-story residential apartment complex and associated site improvements on an approximately 0.29-acre lot. The proposal includes one (1) affordable housing unit for a “very low-income” household. The inclusion of one (1) “very low-income” unit qualifies the project for a density bonus, concessions, waivers, and reduced parking, pursuant to the state density bonus law. In conjunction with the request, the planning commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6109-25 was approved.

One letter of opposition submitted by Vishwa Tiwari.

Motion: Lindsay Second: Ashland

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

Noes: (0) None

Absent: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Lindsay asked that residents of multi-family properties also receive public notice. Staff stated that this would require an amendment to the Zoning Code, and would discuss the matter further. Commissioner Laricchia spoke on concerns about red-curb parking enforcement and hiring more parking enforcement staff. Staff would forward his concern to the Public Works Department for follow-up.

MATTERS FROM STAFF: Staff stated that the March 20, 2025 Planning Commission Meeting would be cancelled and gave a brief description of the upcoming items for the April 3rd meeting.

ADJOURNMENT: At 7:45 p.m.

Carol Sebbo
Recording Secretary