

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

Meeting Minutes  
Thursday, March 19, 2026

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, Ramirez

Commissioner Lindsay joined the meeting at 7:06 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Flanders.

SELECTION OF CHAIR AND VICE CHAIR:

Action: Commissioner Flanders motioned to continue the Selection of Chair and Vice to the next meeting due to commissioner(s) absence. Motion received a second from Commissioner Cueva.

Action: Motion approved with a 5-2 vote as follows:

Ayes: (5) Ashland, Beard, Cueva, Flanders, Laricchia

Noes: (0) None

Absent: (2) Lindsey, Ramirez

ORAL COMMUNICATIONS – PUBLIC – None

February 19, 2026 MINUTES:

Action: Received and filed.

Commissioner Beard mentioned correction to year on the agenda date.

Motion: Beard Second: Laricchia

Ayes: (5) Ashland, Beard Cueva, Flanders, Laricchia

Noes: (0)  
Absent: (0)  
Abstain: (2) Lindsay, Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-129-2023 (TE1) FOR PROPERTY LOCATED ON THE NORTH SIDE OF BIXBY AVENUE, BETWEEN CARTHY CIRCLE AND PEACOCK COURT, AT 9691 BIXBY AVENUE

Applicant: BIXBY AVENUE APARTMENTS, LLC.  
Date: March 19, 2026

Request: A request for a one-year Time Extension for the approved entitlement under Site Plan No. SP-129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very low-income" households, and associated site improvements on a 0.83-acre lot. A CEQA determination is not required as the project was previously exempted.

Action: Resolution No. 6129-26 was approved.

One letter of opposition submitted by Annie Trinh.

Motion: Lindsay Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay  
Noes: (0)  
Absent: (1) Ramirez

ITEMS FOR CONSIDERATION: The Assistant City Attorney reviewed the Code of Ethics and gave a legislative update on new land use laws. Staff gave a presentation on land use entitlements.

MATTERS FROM COMMISSIONERS: Commissioner Lindsay mentioned electrical service drops to ADUs and JADUs, and that other cities are allowing one drop per address, and recommended to research other cities that allow one drop per address. Staff mentioned that the City has been working with Southern California Edison to address electrical service to ADUs, and offered to give an update. Staff mentioned that allowing multiple drops is a policy discussion as the municipal code requires the undergrounding of utilities.

MATTERS FROM STAFF: Staff stated that the April 2<sup>nd</sup> Planning Commission Meeting would be cancelled, and gave a brief description of the April 16<sup>th</sup> meeting agenda.

ADJOURNMENT: At 8:55 p.m.

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Carol Sebbo

Recording Secretary