

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

Meeting Minutes  
Thursday, April 3, 2025

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Commissioner Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Cueva.

ORAL COMMUNICATIONS – PUBLIC

Speaker: Nicholas Dibs

March 6, 2025 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Ramirez

Noes: (0) None

Abstain (0) None

Absent: (1) Lindsay

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-035-2025 SITE PLAN NO. 154-2025 FOR PROPERTY LOCATED ON THE WEST SIDE OF NEWHOPE STREET, NORTH OF WESTMINSTER AVENUE, SOUTH OF WOODBURY, AT 13781 NEWHOPE ST

Applicant: BILL CHOW

Date: April 3, 2025

Request: A request for Lot Line Adjustment approval to consolidate two parcels into a single, approximately 0.28-acre lot. Also, a Site Plan request to construct a new 5,658 square-foot industrial warehouse, with an attached 3,100 square-foot parking garage, and associated site improvements. 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. 6110-25 was approved.

Other than applicant, one person spoke in favor of project, but cited concerns of rain water run-off and percolation.

Motion: Cueva Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Ramirez

Noes: (0) None

Absent: (1) Lindsay

STUDY SESSION - STUDY SESSION REGARDING PROPOSED LAND USE CODE UPDATES: Presentation and discussion of draft proposed updates to Garden Grove Municipal Code, including the multi-family, commercial, mixed-use, Accessory Dwelling Units and Junior Accessory Dwelling Units, special housing regulations, and procedures chapters of the zoning code, to make clarifications, typographical corrections, and to conform to changes in State law and City policies.

One person spoke in favor of proposed updates to the Accessory Dwelling Units and Junior Accessory Dwelling Units ordinance.

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

MATTERS FROM COMMISSIONERS: Commissioner Laricchia indicated that he will be meeting with State Assemblyman Tri Ta and State Senator Tom Umberg.

MATTERS FROM STAFF: Staff stated that the April 15, 2025 Planning Commission Meeting would be cancelled and gave a brief description of the upcoming

ADJOURNMENT: At 8:50 p.m.

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Carol Sebbo  
Recording Secretary