

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

Meeting Minutes
Thursday, April 16, 2026

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE: Led by Commissioner Laricchia.

SELECTION OF CHAIR:

Action: Commissioner Lindsay nominated Commissioner Cueva for Chair.
Commissioner Cueva declined the nomination.

Action: Commissioner Lindsay nominated Commissioner Laricchia for
Chair.
Commissioner Laricchia declined the nomination.

Action: Commissioner Laricchia nominated Commissioner Ashland for
Chair.
Commissioner Ashland accepted the nomination.

Action: Commissioner Cueva nominated Commissioner Lindsay for Chair.
Commissioner Lindsay declined the nomination.

Action: Commissioner Ashland was elected Chair by a 7-0 vote as follows:

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

Noes: (0)

Absent: (0)

SELECTION OF VICE CHAIR:

Action: Commissioner Lindsay nominated Commissioner Cueva for Vice-

Chair.
Commissioner Laricchia seconded nomination.

Action: Commissioner Cueva was elected Vice-Chair by a 7-0 vote as follows:

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez
Noes: (0)
Absent: (0)

Commissioner Ashland assumed the duties of Chair.

ORAL COMMUNICATIONS – PUBLIC – None

March 19, 2026 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Cueva
Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez
Noes: (0)
Absent: (0)
Abstain: (0)

PUBLIC HEARING – SITE PLAN NO. SP-157-2025 (REV. 2026) FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF TRASK AVENUE AND MAGNOLIA STREET, AT 9032 AND 9062 TRASK AVENUE

Applicant: IN-N-OUT BURGER, INC.
Date: April 16, 2026

Request: A request to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing vehicular access to a driveway approach, which was previously approved to be modified for egress-only, on a site improved with an existing restaurant, In-N-Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA-036-2025 to remove an existing lot line to consolidate the lots. 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).

Commissioner Ramirez announced he has a financial conflict of interest because his spouse is an employee of the applicant, recused himself, and left the meeting before hearing or consideration of the item by the Commission.

The applicant's representatives, Alexandra Cortes and Peter Kulmaticki, addressed the Commission and answered questions. The applicant representative was asked if they had read and agreed with the Conditions of Approval, and they responded that they had.

Action: Resolution No. 6130-26 was approved.

The following two members of the Public, Mike Cottle and Dennis Vo, spoke and expressed concerns about the project.

Motion: Lindsay Second: Cueva

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

Commissioner Ramirez rejoined the meeting.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-275-2025 (TE1) FOR PROPERTY LOCATED ON THE EAST SIDE OF MAGNOLIA STREET, SOUTH OF KATELLA AVENUE, AT 11074 AND 11076 MAGNOLIA STREET

Applicant: MR. CARE INC.
Date: April 16, 2026

Request: A request for a one-year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025, to operate a new 18,183 square foot adult daycare facility for 463 adults. A CEQA determination is not required as the project was previously exempted.

The applicant's representatives, Eric Dong, addressed the Commission and answered questions.

Action: Resolution No. 6131-26 was approved.

Motion: Laricchia Second: Beard

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez
Noes: (0)

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-281-2026 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF GARDEN GROVE BOULEVARD AND HARBOR BOULEVARD, AT 13018 HARBOR BOULEVARD

Applicant: THOMSON DANG
Date: April 16, 2026

Request: A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General) License. Also, a recommendation that the Planning Commission revoke Conditional Use Permit No. CUP-329-11, which previously governed the tenant space. 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).

The applicant, Thomson Dang and Johnny Yun, addressed the Commission and answered questions. The applicant was asked if they had read and agreed with the conditions of approval, and they responded that they had.

Action: Resolution No. 6132-26 was approved.

Motion: Lindsay Second: Cueva

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

Noes: (0)

MATTERS FROM COMMISSIONERS: Commission Flanders requested an update on the former 99 Cent Store on Valley View Street. Staff reported that the applicant is working on their application to submit to the city.

MATTERS FROM STAFF: Staff gave a brief description of the May 7th meeting agenda.

ADJOURNMENT: At 8:25 p.m.

Carol Sebbo
Recording Secretary