

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

Meeting Minutes
Thursday, May 7, 2026

CALL TO ORDER: 7:00 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.

ORAL COMMUNICATIONS – PUBLIC – None

April 16, 2026 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Ramirez

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

Noes: (0)

Absent: (0)

Abstain: (0)

PUBLIC HEARING – PLANNED UNIT DEVELOPMENT NO. PUD-141-01(A), SITE PLAN NO. SP-107-2022 (REV. 2026), SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF TWINTREE AVENUE AND HARBOR BOULEVARD, AT 12241 HARBOR BOULEVARD, 12241 HARBOR BOULEVARD (APN: 231-471-06), 12261 HARBOR BOULEVARD (APN: 231-471-07), 12271 HARBOR BOULEVARD (APN: 231-471-08), 12291 HARBOR BOULEVARD (APN: 231-471-09), 12311 HARBOR BOULEVARD (APN: 231-471-10), 12321 HARBOR BOULEVARD (APN: 231-471-11), 12323 HARBOR BOULEVARD (APN: 231-471-11), 12246 THACKERY DRIVE (APN: 231-471-18), 12252 THACKERY DRIVE (APN: 231-471-17), 12262 THACKERY DRIVE (APN: 231-471-16), 12282 THACKERY DRIVE (APN: 231-471-15), 12292 THACKERY DRIVE (APN: 231-471-14), 12312 THACKERY DRIVE (APN: 231-471-13), 12322 THACKERY DRIVE (APN: 231-471-12), 12251 THACKERY DRIVE (APN: 231-471-19), 12261 THACKERY DRIVE (APN: 231-471-20),

12281 THACKERY DRIVE (APN: 231-471-21), 12291 THACKERY DRIVE (APN: 231-471-22), 12311 THACKERY DRIVE (APN: 231-471-23), 12321 THACKERY DRIVE (APN: 231-471-24), VACATED THACKERY DRIVE (APN: 231-471-54), AND VACATED ALLEY (NO APN)

Applicant: KAM SONG CO., INC.

Date: May 7, 2026

Request: Pursuant to a Writ Of Mandate issued by the Orange County Superior Court in Marlene Perez Et Al. v. City Of Garden Grove *et al.*, O.C.S.C. Case No. 30-2022-01281816-CU-WM-CXC, the Planning Commission will consider a recommendation to the City Council to: (1) certify a Supplemental Environmental Impact Report (SEIR), adopt a Supplemental Mitigation Monitoring and Reporting Program, and adopt Findings, including a Statement of Overriding Considerations; (2) approve revisions to the Conditions of Approval associated with Site Plan No. SP-107-2022; and (3) reapprove Planned Unit Development No. PUD-141-01(A) with modifications limited to the Planned Unit Development Performance Standards to incorporate the mitigation measures and project design features identified in the SEIR for the previously approved Site B2 Project on 3.72 acres (Nickelodeon Resort Hotel).

The applicant's representatives, John Hicks, 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: Resolutions No. 6133-26, 6134-26, and 6135-26 were approved.

The following members of the public spoke and expressed concerns about the project: Vanesa Cruz, Jake, Antonio Monanes, Greta Corona, Jamie Hall, Nathan Delgadila, Elizabeth Galindo, Teresa Garcia, Maria Mazaneges, Juan Munoz, and Tammi Ha.

The City received 94 letters of opposition.

One member of the public, Tony Velasquez, spoke on behalf of the Carpenters' Union and expressed support for the project.

The City received 1 letter of support.

Motion: Beard Second: Lindsay

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

Noes: (0)

Absent: (0)

MATTERS FROM COMMISSIONERS: Commission Lindsay mentioned that the Strawberry Festival is in two weeks. Commissioner Laricchia requested staff to look into the tour bus parking and possible posting no bus parking signage in the area of Twintree Lane, and staff mentioned that they will discuss with other city departments. Commissioner Ramirez requested that the developer or contractor keep in contact with the neighbor (Tammi Ha) when construction begins.

MATTERS FROM STAFF: Staff gave a brief description of the May 21th meeting agenda.

ADJOURNMENT: At 8:59 p.m.

Carol Sebbo
Recording Secretary