

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

Meeting Minutes
Thursday, May 21, 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

PLEDGE OF ALLEGIANCE: Led by Commissioner Cueva.

ORAL COMMUNICATIONS – PUBLIC – None

May 7, 2026 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Flanders

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

Noes: (0)

Absent: (2) Lindsay, Ramirez

Abstain: (0)

PUBLIC HEARING –SITE PLAN NO. SP-171-2026 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF LAMPSON AVENUE, WEST OF MAGNOLIA STREET, AT 8892 LAMPSON AVENUE

Applicant: TONY LAM
Date: May 21, 2026

Request: A request for Site Plan approval to construct a four (4) unit, two-story, multi-family residential apartment development and associated site improvements on an approximately 0.39 acre lot. 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's representatives, Frank Le, 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. 6136-26 was approved.

Motion: Beard Second: Cueva

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

Noes: (0)

Absent: (2) Lindsay, Ramirez

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-295-2026 PROPERTY LOCATED ON THE NORTHWEST CORNER OF FERN STREET AND GARDEN GROVE BOULEVARD, AT 8271 GARDEN GROVE BOULEVARD

Applicant: JUSTINE CHAVEZ

Date: May 21, 2026

Request: A request for Conditional Use Permit approval to allow the operation of a new "Tattoo, General" in a 760 square-foot business within an existing multi-tenant commercial shopping center. 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).

The applicant, Justine Chavez, 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. 6137-26 was approved.

Motion: Beard Second: Laricchia

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

Noes: (0)

Absent: (2) Lindsay, Ramirez

PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. GPA-001-2026, AMENDMENT NO. A-046-2026, PLANNED UNIT DEVELOPMENT NO. PUD-020-2026, SITE PLAN NO. SP-168-2026, VESTING TENTATIVE TRACT MAP NO. TT 19447 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF RUSSELL AVENUE AND KERRY STREET, AT 9822 RUSSELL AVENUE

Applicant: MELIA HOMES, INC.
Date: May 21, 2026

Request: A request that the Planning Commission recommend City Council approval of a General Plan Amendment, Zoning Map Amendment, Planned Unit Development, and related entitlements for a proposed 26-unit multiple-family residential project on an approximately 1.8-acre site. The specific land use entitlement approvals requested include the following:

(i) General Plan Amendment to change the Land Use Designation of the subject property from LDR (Low Density Residential) to LMR (Low Medium Residential);

(ii) Zoning Map Amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development No. PUD-020-2026 with an R-2 (Limited Multiple Residential) base zone;

(iii) Residential Planned Unit Development to establish standards of development to facilitate the development of the project;

(iv) Site Plan approval to construct twenty-six (26) two-story townhomes and associated site improvements;

(v) Vesting Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and

(vi) A Revocation of Conditional Use Permit Nos. CUP-114-81 and CUP-554-01, which previously allowed for the operation of an elementary school, and operation of a wireless facility on the subject property.

The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

The applicant, Chad Brown, 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.

The one member of the Public spoke and expressed concerns about the project: Chris Warnes.

Action: Resolution No. 6138-26, 6139-26, 6140-26 was approved.

Motion: Beard Second: Flanders

Ayes: (5) Ashland, Beard, Cueva, Flanders, Laricchia
Noes: (0)
Absent: (2) Lindsay, Ramirez

MATTERS FROM COMMISSIONERS: Commission Beard asked for procedural clarification on when Commissioners should provide their comments on a project. Staff clarified that Commissioners should refrain from commenting on projects until after the public hearing is closed.

MATTERS FROM STAFF: Staff stated that the June 4th meeting will be cancelled, and the second meeting in June staff will present a study session on the upcoming code clean-up.

ADJOURNMENT: At 7:45 p.m.

Carol Sebbo
Recording Secretary