

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

Meeting Minutes
Thursday, June 5, 2025

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 Lindsay.

ORAL COMMUNICATIONS – PUBLIC

Speaker: Tom Raber

May 15, 2025 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Beard

Ayes: (4) Ashland, Beard, Laricchia, Lindsay

Noes: (1) Cueva

Absent: (0) None

Abstain: (2) Flanders, Ramirez

PUBLIC HEARING – NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2025 AND SITE PLAN NO. SP-159-2025 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE, AT 12821 KNOTT STREET

Applicant: HARBINGER MOTORS, INC.

Date: June 5, 2025

Request: A request that the Planning Commission recommend City Council approval of a General Plan Amendment, and Site Plan for the construction of a mezzanine office space for an existing industrial building on an approximately 7.97-acre site. The specific land use

entitlement approvals requested include the following: (i) General Plan Amendment to establish subareas A and B within the IC (Industrial Commercial Mixed Use) land use designation, and establish a 0.55 FAR for industrial uses within Subarea B; and (ii) Site Plan approval to allow for an approximately 10,368 square-foot interior mezzanine addition for an existing industrial building.

The Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration for the project.

At the request of Staff, Chairman Ramirez moved this item up on the Agenda.

Action: The Planning Commission continued the item to a date uncertain for staff to update and recirculate the environmental document and address noticing errors. The item will be re-advertised.

The Planning Commission did not receive an oral staff report, take public testimony, or discuss the item.

Motion: Ashland Second: Lindsay

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez
Noes: (0) None
Absent: (0) None

CONTINUED PUBLIC HEARING – SITE PLAN NO. SP-157-2025 AND LOT LINE ADJUSTMENT NO. LLA-036-2025 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF TRASK AVENUE AND MAGNOLIA STREET AT 9032 AND 9062 TRASK AVENUE

Applicant: IN-N-OUT BURGERS, INC.
Date: June 5, 2025

Request: A request for Site Plan approval to construct a 778 square foot freestanding outdoor dining patio structure at an existing restaurant, In-N-Out Burger, and to reconfigure the existing drive-thru lane and parking area. The project includes the demolition of an existing vacant restaurant building, formerly occupied by Mae’s Café, to accommodate additional drive-thru vehicle queuing and parking spaces. Also, a request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed improvements. 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.

Action: Resolution No. 6112-25 was approved with one amendment to the Conditions of Approval as follows:

Delete Condition 74: ~~There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.~~, and renumber the conditions of approval.

Motion: Lindsay Second: Cueva

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay
Noes: (0) None
Absent: (1) Ramirez

Commissioner Ramirez rejoined the meeting.

PUBLIC HEARING – SITE PLAN NO. SP-158-2025 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF LINCOLN WAY AND WESTERN AVENUE, AT 7441 LINCOLN WAY

Applicant: JYJ LOGISTICS LLC
Date: June 5, 2025

Request: A request for Site Plan approval to construct a new 50,300 square foot shell industrial building along with other associated site improvements following the demolition of the existing 22,108 square foot building. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environment Quality Act (CEQA).

Action: Resolution No. 6115-25 was approved with Condition of Approval No. 83, 84, and 85 added, and revisions to Conditions of Approval Nos. 16, 37, and 67 as follows:

83. The entry gates into the loading truck court shall be positioned after a minimum of fifty feet (50'-0") of total available stacking depth inside the property line.

84. Anti-idling signs indicating a three-minute heavy-duty truck engine idling restriction shall be posted along entrances to the site and at the truck loading bays. Signs shall be installed at all heavy-duty truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan, as described in condition No. 85 below, and in the state highway system.
85. Prior to the issuance of a certificate of occupancy, the facility operator shall submit a truck routing plan to and from the state highway system based on the latest truck route map of the city to the Community Development Director for review and approval. The truck routing plan shall describe the operational characteristics of the use of the facility operator, including, but not limited to, hours of operation, types of items to be stored within the building, and proposed truck routing to and from the facility to designated truck routes that, to the greatest extent possible, avoid passing sensitive receptors.

The truck routing plan shall include measures, such as signage and pavement markings, queuing analysis, and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The facility operator shall be responsible for enforcement of the truck routing plan. A revised truck routing plan shall be submitted to the planning director or equivalent position prior to a business license being issued by the city, county, or city and county for any new tenant of the property. The Community Development Director shall have discretion to determine if changes to the truck routing plan are necessary, including, but not limited to, any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.

16. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct **Newport Street Lincoln Way and Western Avenue** frontage improvements as identified below.
[...]

- g. The new landscaping in the public right of way on Lincoln Way and Western Avenue shall be consistent with existing landscape ~~with the resort are north of the project site along street frontage~~ and approved by Planning **Services** Division.

37.

- f. Identify responsible contractor and individuals for maintaining the new landscape and irrigation improvements in the public right of way for a period of three ~~(5)~~ **(3)** years following the acceptance of the improvements by the City.

67.

- a. Monday through ~~Saturday~~ **Friday** - not before 7:00 a.m. and not after 5:00 p.m. (of the same day).

One letter of opposition submitted by Chase Preciado and Rebecca Davis with Lozeau Drury LLP.

Motion: Laricchia Second: Ashland

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

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-156-2025 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, BETWEEN GILBERT STREET AND BROOKHURST STREET, AT 9562 CHAPMAN AVENUE.

Applicant: WILLIAM D. JAGER

Date: June 5, 2025

Request: A request for Site Plan approval to construct a four-story, thirty-six (36) unit residential apartment building and associated site improvements on an approximately 0.82-acre lot. The proposal includes four (4) affordable housing units for "very low-income" households. Inclusion of the four (4) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law and Garden Grove Municipal Code (GGMC) Section 9.60.040 (collectively, the "Density Bonus Law" or "DBL"). The project has been designed to incorporate certain incentives/concessions and waivers/reductions of development standards pursuant to the DBL. 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).

Action: Resolution No. 6116-25 was approved with Condition of Approval No. 74 revised as follows:

74. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:

- a. Decorative masonry walls are required along the perimeter property lines, and shall be constructed to a minimum height of six feet (6'-0"), up to a maximum of ~~seven feet (7'-0")~~ **eight feet (8'-0")**, as measured from highest point

of finished grade. Whether new or existing, the block walls shall be decorative and utilize stucco finish, slump stone, decorative CMU, or split face block. Street-facing perimeter walls shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

Three letters of support submitted by Devin Valdez, Elizabeth Hansburg, and Matthew Gelfand.

Motion: Lindsay Second: Laricchia

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

Noes: (0) None

Absent: (0) None

CONTINUED PUBLIC HEARING – AMENDMENT NO. A-042-2025

Applicant: CITY OF GARDEN GROVE

Date: June 5, 2025

Request: A request for a City-initiated Zoning Text Amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. The proposed Amendment would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 9.60 (Special Housing Regulations) to conform to changes in State Law and City Policies, and to make clarifications and typographical corrections. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed amendment is categorically and statutorily exempt from review under the California Environmental Quality Act (CEQA).

At the request of Staff, Chairman Ramirez moved this item to the end of the Agenda.

Commissioner Lindsay announced that he had a potential conflict of interest because he owned a general contracting business that could potentially be affected by some of the proposed amendments, recused himself, and left the meeting room prior to the start of the item.

Action: Resolution No. 6113-25 was approved.

Motion: Ramirez Second: Cueva

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

Noes: (1) Flanders

Absent: (1) Lindsay

Commissioner Lindsay did not rejoin the meeting.

MATTERS FROM COMMISSIONERS:

Commissioner Ramirez thanked staff and requested status updates on the self-storage facility on Western Avenue and the car wash on Katella Avenue at the next meeting.

MATTERS FROM STAFF: Staff gave a brief description of the upcoming items for the June 19, 2025 Planning Commission Meeting.

ADJOURNMENT: At 8:38 p.m.

Carol Sebbo
Recording Secretary