

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

Meeting Minutes
Thursday, June 19, 2025

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Laricchia

PLEDGE OF ALLEGIANCE: Led by Commissioner Cueva.

ORAL COMMUNICATIONS – PUBLIC

Written comments received from Tony Flores.

June 5, 2025 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Beard

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

Noes: (0)

Absent: (1) Laricchia

PUBLIC HEARING – SITE PLAN NO. SP-111-2022(TE2), TENTATIVE PARCEL MAP NO. PM-2021-190(TE2) FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST STREET AT 10201 AND 10231 GARDEN GROVE BOULEVARD.

Applicant: DR. MICHAEL DAO

Date: June 19, 2025

Request: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-111-2022 and Tentative Parcel Map No. PM-2021-190, as modified by Minor Modification No. 1, which

allowed the consolidation of two (2) existing parcels into a single 1.86 acre parcel, and the construction of a five-story mixed-use development on the 1.86-acre site consisting of 5,312 square feet of retail space, 3,548 square feet for an art gallery use, and 10,745 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus Law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

Action: Resolution No. 6121-25 was approved.

Motion: Ashland Second: Lindsay

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

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-259-2024(TE1) FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF KATELLA AVENUE AND EUCLID STREET AT, 10912 KATELLA AVENUE.

Applicant: FREEDOMHOUSE OC CHURCH
Date: June 19, 2025

Request: A request for a one-year time extension for the approved entitlements under Conditional Use Permit No. CUP-259-2024 to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

Action: Resolution No. 6122-25 was approved.

Motion: Lindsay Second: Cueva

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

PUBLIC HEARING – SITE PLAN NO. SP-160-2025 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF TRASK AVENUE AND BROOKHURST STREET, AT 10150 TRASK AVENUE.

Applicant: DAVID SIMPSON
Date: June 19, 2025

Request: A request for Site Plan approval to construct a one-story 3,625 square foot freestanding steel structure for vehicle maintenance on an existing car dealership 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).

Action: Resolution No. 6120-25 was approved.

Motion: Lindsay Second: Ashland

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

Noes: (0) None

Absent: (1) Laricchia

MATTERS FROM COMMISSIONERS:

Commissioner Lindsay asked for an update on the Site C, Site B2, Brookhurst Triangle, Cottages Industries, and self-storage facility on Western Avenue projects, and staff provided a brief update.

Commissioner Flanders asked staff about the former 99 Cent Store on Valley View Street/Lampson Avenue, and staff mentioned that there is a proposed plan to convert the tenant space into an indoor play area.

Commissioner Ramirez asked about the former Starbucks/Fresh & Easy Market, and staff responded that no inquiries have been received.

MATTERS FROM STAFF: Staff stated that the July 3, 2025 Planning Commission Meeting would be cancelled, and gave a brief description of the upcoming items for the July 17, 2025 meeting.

ADJOURNMENT: At 7:50 p.m.

Carol Sebbo
Recording Secretary