

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

Meeting Minutes  
Thursday, June 20, 2024

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Commissioner Cueva  
Commissioner Cunningham  
Commissioner Laricchia  
Commissioner Lindsay  
Commissioner Paredes  
Commissioner Ramirez

Absent: None

PLEDGE OF ALLEGIANCE: Led by Commissioner Paredes

Chair Lindsay opened the meeting in honor of Commissioner Randy Arbgast.

ORAL COMMUNICATIONS – PUBLIC – None

April 18, 2024 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Ramirez

Ayes: (6) Cueva, Cunningham, Laricchia, Lindsay, Paredes,  
Ramirez

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-137-2024 AND CONDITIONAL USE PERMIT NO. CUP-261-2024 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN TAFT STREET AND EUCLID STREET, AT 11000 AND 11100 GARDEN GROVE BOULEVARD.

Applicant: BARGHAUSEN CONSULTING ENGINEERS, INC. (CHARLES MOSELEY)  
Date: June 20, 2024

Request: A request for Site Plan and Conditional Use Permit approval to allow the construction and operation of a new fueling station, including a new 11,800 square foot fueling canopy with fifteen dispensing units, each with two pumps, and related site improvements. The project includes the

relocation and demolition of the existing Costco Warehouse fueling station, and the demolition of an existing commercial building, currently occupied by Office Depot, to accommodate the new fueling station. The site is in the CC-3 (Civic Center Core) zone. 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. 6089-24 was approved with amendments to the Conditions of Approval. Condition No. 82 was deleted and Condition Nos. 83 and 85 were revised and re-numbered as shown below. Six people spoke on the project.

82. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed, approved and shall be subject to verification by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low, decorative type, wall-mounted lights, or ground lighting system. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.

84-j. The applicant shall install evergreen landscaping on the south and east portion of the subject site adjacent to the residential lots for screening. The size, type and amount of landscaping shall be subject to approval by the Community Development Department, Planning Services Division.

Motion: Lindsay Second: Ramirez

Ayes: (6) Cueva, Cunningham, Laricchia, Lindsay, Paredes, Ramirez

Noes: (0) None

PUBLIC HEARING –AMENDMENT NO. A-039-2024 and CONDITIONAL USE PERMIT NO. CUP-284-09 (REV. 2024) FOR PROPERTY LOCATED ON THE WEST SIDE OF MAIN STREET, BETWEEN ACACIA PARKWAY AND GARDEN GROVE BOULEVARD, AT 12941 MAIN STREET.

Applicant: HTB, INC.  
Date: June 20, 2024

Request: A request for approval of a Zoning Text Amendment to Title 9 (Land Use) of the Garden Grove Municipal Code pertaining to billiard parlors and pool halls. The proposed Zoning Text Amendment would update portions of Chapters 9.04 and 9.18 of Title 9 of the City of Garden Grove Municipal Code to update definitions, permitted uses, and special operating standards for billiard parlors and pool halls, including amending the CC-2 (Civic Center Main Street) zone to allow billiard parlors and pool halls as an incidental use to "full-service dine-in eating establishment/restaurant", subject to a conditional use permit. Also, a request to modify Conditional Use Permit No. CUP-284-09 (REV. 2023) to permit an existing restaurant, located at 12941 Main Street in the CC-2 (Civic Center Main Street) zone, to operate a billiard parlor with eight (8) pool tables as an incidental use, contingent upon the adoption and effectiveness of the proposed Zoning Text Amendment. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-284-09 (REV. 2023), would be revoked and become null and void, and replaced by the modified Conditional Use Permit.

The Planning Commission will also consider a recommendation that the City Council determine that the proposed Project is exempt from review under the California Environmental Quality Act.

Action: Resolution Nos. 6090-24 (A) and 6091-24 (CUP) were approved. One letter of concern in regard to extended operating hours was submitted by Eron Kaylor (Heatherwood Apartments), however, the hours were not modified.

Motion: Laricchia Second: Cueva

Ayes: (6) Cueva, Cunningham, Laricchia, Lindsay, Paredes, Ramirez

Noes: (0) None

Commissioner Paredes recused himself from the following item due to conflict of interest as he lives next to the subject property.

PUBLIC HEARING – SITE PLAN NO. SP-111-2022(TE1) AND TENTATIVE PARCEL MAP NO. PM-2021-190(TE1) FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST STREET AT 10201 AND 10231 GARDEN GROVE BOULEVARD.

Applicant: MICHAEL DAO

Date: June 20, 2024

Request: A request for approval of 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 allows 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, 10,745 square feet of medical space, and 52 apartment units. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

Action: Resolution No. 6092-24 was approved. One person spoke, and one letter of opposition was submitted by Steve Trivoli noting the high-density project would increase traffic and safety concerns.

Motion: Ramirez Second: Lindsay

Ayes: (5) Cueva, Cunningham, Laricchia, Lindsay, Ramirez  
Noes: (0) None  
Absent: (1) Paredes

Commissioner Paredes rejoined the meeting.

MATTERS FROM COMMISSIONERS: Commissioner Laricchia asked about the status of stalled construction on two residential lots on Lampson Avenue/9th Street and College Avenue/9th Street. Staff responded construction delays were likely due to waiting on power from Southern California Edison as permits could not be issued without power.

Chair Lindsay asked how Main Street could be regularly maintained in regard to clean-up, replacing lightbulbs on tree lights, and fixing electrical outlets. Staff would contact the Main Street Commission to implement a discussion on possible solutions for keeping Main Street clean. Also, the Police Department would look into the Narcan refuse found in and around the Main Street area.

MATTERS FROM STAFF: Planning Staff introduced two new Planning Aides, Zachary Hernandez and Adrian Andujo, and distributed lapel pins for the three-month long 'Plan, Build, Beautify Campaign'. Staff also noted the July 4th meeting would be cancelled and the next meeting would be held on July 18<sup>th</sup>.

ADJOURNMENT: At 8:40 p.m.

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Judith Moore  
Recording Secretary