

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

Meeting Minutes
Thursday, July 16, 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: Beard, Flanders, Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Cueva.

ORAL COMMUNICATIONS – PUBLIC – None

May 21, 2026 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Cueva

Ayes: (4) Ashland, Cueva, Laricchia, Ramirez
Noes: (0)
Absent: (3) Beard, Flanders, Lindsay
Abstain: (0)

PUBLIC HEARING –SITE PLAN NO. SP-177-2026 FOR PROPERTY LOCATED ON THE EAST SIDE OF SAFFORD STREET, SOUTH OF GARDEN GROVE BOULEVARD, AT 13042 SAFFORD STREET

Applicant: TONY LAM
Date: July 16, 2026

Request: A request for Site Plan approval to construct a new two-story residential apartment building consisting of four (4) units along with associated site improvements on a 0.35-acre lot that is improved with a one-story single-family dwelling with an attached two-car garage and detached two-car garage. The project would retain the existing residential

dwelling unit and attached two-car garage, and demolish the detached garage to accommodate the proposed development, so that the site would have a total of five (5) units upon completion of the project. 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's representatives, Tony Lam, 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. 6141-26 was approved.

Motion: Ramirez Second: Laricchia

Ayes: (4) Ashland, Cueva, Laricchia, Ramirez

Noes: (0)

Absent: (3) Beard, Flanders, Lindsay

PUBLIC HEARING – SITE PLAN NO. SP-117-2022 (TE1) FOR PROPERTY LOCATED ON THE SOUTH SIDE OF STANFORD AVENUE, WEST OF LORNA STREET, AT 12771 LORNA STREET

Applicant: Dan Vy Ngoc Nguyen

Date: July 16, 2026

Request: A request for a one-year time extension for the entitlement approved under Site Plan No. SP 117-2022, which allowed the construction of six (6) three-story, multi-family residential units with two-car garages on a 16,329 square-foot (0.37 acres) lot. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

The applicant's representatives, Binh Tran, 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. 6142-26 was approved.

Motion: Ramirez Second: Cueva

Ayes: (4) Ashland, Cueva, Laricchia, Ramirez

Noes: (0)

Absent: (3) Beard, Flanders, Lindsay

PUBLIC HEARING –SITE PLAN NO. SP-111-2022 (TE3) 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: July 16, 2026

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, 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.

The applicant's representatives, Steven Smith, 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.

Three letters of opposition were received from: David Painter, Cuong Tran, and Tran family. The letters cite concerns of the lot being used for semi-truck parking, noise issues, and Code Enforcement violations.

One member of the public spoke in opposition: David Painter.

Action: Resolution No. 6143-26 was approved.

Motion: Ashland Second: Ramirez

Ayes: (4) Ashland, Cueva, Laricchia, Ramirez

Noes: (0)

Absent: (3) Beard, Flanders, Lindsay

STUDY SESSION - STUDY SESSION REGARDING PROPOSED LAND USE CODE UPDATES: Presentation and discussion of draft proposed updates to Garden Grove Municipal Code Chapters 9.04.030 (Definitions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multi-Family Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), Chapter 9.56 (SB 9 Two-Unit Residential Developments and Urban Lot Splits), Chapter 9.60 (Special Housing Regulations), and other provisions of the Land Use Code to conform to

changes in State law and City policies, and to make clarifications and typographical corrections.

MATTERS FROM COMMISSIONERS: Commissioner Laricchia requested an update on the project located on 8th Street and Stanford Avenue. Staff stated that landscape removal and maintenance has started and demolition permits have been issued; and that the developer is moving forward with the project. Commissioner Laricchia cited concerns with the left turn lane from the Costco Gas Station exit at the Garden Grove Boulevard related to potential accidents, and requested that staff to look into the matter. Commissioner Ramirez spoke in agreement with Commissioner Laricchia's concerns. Staff stated that they will bring the matter to the City's Traffic Engineer. Commissioner Laricchia raised concerns about parking enforcement, and asked if an outside company or Code Enforcement can have the ability to issue parking citations. Staff stated that they will escalate the matter for further discussion.

Commission Ramirez welcomed and congratulated Interim Director, David Dent.

MATTERS FROM STAFF: Staff stated that the August 6th meeting will be cancelled, and gave a brief description of the August 20th meeting, as well as mentioned a Special Joint Meeting on August 25th between City Council and Planning Commission, and a meeting that will be held on September 3rd.

ADJOURNMENT: At 8:40 p.m.

Carol Sebbo
Recording Secretary