

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

Meeting Minutes
Thursday, July 17, 2025

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

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

Absent: Ashland, Cueva, Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Laricchia.

ORAL COMMUNICATIONS – PUBLIC

Speakers: Tom Raber, Tony Flores.

June 19, 2025 MINUTES:

Action: Received and filed.

Motion: Beard Second: Flanders

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

CONTINUED 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.

Assessor Parcel Numbers (APN) of properties in "Subarea B" of General Plan Amendment: 215-014-01, 215-014-02, 215-012-07, 215-012-08, 215-013-01

Address of Parcel for Site Plan: 12821 Knott Street (APN: 215-014-01)

Applicant: HARBINGER MOTORS, INC.
Date: July 17, 2025

Request: A request that the Planning Commission recommend City Council approval of General Plan Amendment No. GPA-002-2025 and Site Plan No. SP-159-2025. The proposed General Plan Amendment would increase the maximum allowable Floor Area Ratio from 0.5 to 0.55 for industrial uses only on five parcels located within the existing IC (Industrial/Commercial Mixed Use) land use designation at 12777, 12821, 12832, and 12881 Knott Street (APN: 215-014-02, 215-014-01, 215-012-07, 215-012-08, and 215-013-01). These five parcels would be designated as "Subarea B" of the IC land use designation, and the rest of the properties within the IC land use designation would be designated as "Subarea A" and would not be affected by the General Plan Amendment. The maximum floor area ratio for commercial uses on the five parcels within Subarea B would remain at 0.5, and residential uses would continue to be prohibited on all properties within the IC designation. The proposed Site Plan approval would permit the development of an approximately 10,368 square-foot interior mezzanine addition to an existing industrial building located at 12821 Knott Street (APN: 215-014-01) and would increase the floor area ratio on this site to 0.53.

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

Action: Resolution No. 6117-25 (IS/ND), 6118-25 (GPA), 6119-25 (SP) was approved.

Motion: Beard Second: Ramirez

Ayes: (4) Beard, Flanders, Laricchia, Ramirez

Noes: (0)

Absent: (3) Ashland, Cueva, Lindsay

MATTERS FROM COMMISSIONERS:

Commissioner Laricchia asked for clarification of when a State Density Bonus must be granted, and staff indicated that an applicant is entitled to a State Density Bonus if the project qualifies.

Commission Flanders inquired if a building permit had been issued for the mezzanine associated with the Harbinger project. Staff confirmed that no building permits had been issued; however, a plan check application is currently under review by the City, and permits will not be issued until the appropriate land use approvals are granted. Commission Flanders also relayed citizen concerns about confusion with the noticing, particularly with the parcel numbers and addresses. Staff explained that this is a

complex project, and they will make the public notice and legal ad clearer for City Council.

Commissioner Beard asked about the Bridgecreek property. Staff confirmed that the site is currently for sale, and that no project applications have been submitted. Commissioner Flanders inquired if there was zoning for high density. Staff confirmed that there is no zoning for high density residential on Valley View Street; however, there are portions of Valley View Street that have a General Plan Land Use designation that allows for mixed use, which would allow for residential and commercial, as adopted in 2008 with the General Plan Update.

MATTERS FROM STAFF: Staff stated that the August 7, 2025 Planning Commission Meeting would be cancelled, and gave a brief description of the upcoming items for the August 21, 2025 meeting.

ADJOURNMENT: At 8:47 p.m.

Carol Sebbo
Recording Secretary