

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

Meeting Minutes
Thursday, August 20, 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: Flanders, Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

ORAL COMMUNICATIONS – PUBLIC – None

July 16, 2026 MINUTES:

Action: Received and filed.

Motion: Ramirez Second: Laricchia

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

Noes: (0)

Absent: (2) Flanders, Lindsay

Abstain: (0)

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-300-2026 FOR PROPERTY LOCATED ON THE SOUTHSIDE OF GARDEN GROVE BOULEVARD, BETWEEN CANNERY STREET AND CASA LINDA LANE, AT 9240 GARDEN GROVE BOULEVARD, UNIT NOS. G16 & G17

Applicant: Nouh Sedra of NS LIQUOR LLC
Date: August 20, 2026

Request: A request for Conditional Use Permit approval to allow a new liquor store to operate with a new original Alcoholic Beverage Control (ABC) "Type 21" (Off-Sale General) License. In addition, a recommendation that the Planning Commission revoke the previous Conditional Use Permit No.

CUP-075-2016. 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 representative, Nouh Sedra, 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. 6145-26 was approved.

Motion: Ramirez Second: Beard

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

Noes: (0)

Absent: (2) Flanders, Lindsay

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-103-65 (REV. 2026) FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF KATELLA AVENUE AND DINO CIRCLE, AT 10802 KATELLA AVENUE

Applicant: PDS West, Inc.
Date: August 20, 2026

Request: A request for modifications to the approved plans under Conditional Use Permit No. CUP-103-65 to allow building and site improvements for an existing carwash. 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).

The applicant's representative, Shawn Amin, 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. 6144-26 was approved.

Motion: Laricchia Second: Cueva

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

Noes: (0)

Absent: (2) Flanders, Lindsay

PUBLIC HEARING – AMENDMENT NO. A-047-2026

Applicant: CITY OF GARDEN GROVE

Date: August 20, 2026

Request: A City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code 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).

Action: Resolution Nos. 6146-26, 6147-26, 6148-26, and 6149-26 were approved.

Motion: Ramirez Second: Ashland

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

Noes: (0)

Absent: (2) Flanders, Lindsay

MATTERS FROM COMMISSIONERS: Commissioner Beard requested information for the City Council and Planning Commission Joint Meeting scheduled for Tuesday, August 25th. Staff provided a brief description and confirmed an agenda would be distributed for the meeting. Commissioner Laricchia requested information regarding the status of the residential structures at the Cottage Industries project that are currently painted black. Staff confirmed the structures will remain as residential units that would be rented on a long-term basis and that ADUs will be constructed on some of the properties.

MATTERS FROM STAFF: Staff stated that following the Special Joint Meeting on August 25th with the City Council and the Planning Commission, there will be a Planning Commission meeting on September 3rd to consider the Little Saigon design guidelines.

ADJOURNMENT: At 8:15 p.m.

Carol Sebbo
Recording Secretary