

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

Meeting Minutes
Thursday, September 18, 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: Flanders

PLEDGE OF ALLEGIANCE: Led by Commissioner Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None

August 21, 2025 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Cueva
Ayes: (5) Ashland, Beard, Cueva, Laricchia, Lindsay
Noes: (0)
Absent: (1) Flanders
Abstain: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-162-2025 FOR PROPERTY LOCATED ON THE EAST SIDE OF COAST STREET, NEAR THE INTERSECTION OF GARDEN GROVE BOULEVARD, AT 13040 COAST STREET

Applicant: WILLIAM JAGER
Date: September 18, 2025

Request: A request to construct a five-story, thirty-four (34) unit apartment building and associated site improvements on an approximately 0.50-acre lot. The proposal includes three (3) affordable units for “very-low-income” households and three (3) affordable units for “moderate-income” households. Inclusion of the six (6) affordable units qualifies

the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. 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. 6123-25 was approved.

Motion: Lindsay Second: Ashland

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

Noes: (1) Laricchia

Absent: (1) Flanders

ITEM FOR CONSIDERATION - PRESENTATION ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT: Staff gave a presentation and discussion on the California Environmental Quality Act (CEQA).

Commissioner Lindsay mentioned concerns with AB 130 Infill Exemption and prior site uses. Staff stated that AB 130 projects must prepare a Phase 1 environmental assessment, and if potential hazard exist, a Preliminary Environmental Assessment, including soils testing, must be prepared. If results identify reasonable probability to cause harm, the soil must be remediated to the approval of the Department of Toxic Sustenance Control (DTSC) and the Orange County Health Department before pulling permits. AB 130 also requires Native Tribe notification.

MATTERS FROM COMMISSIONERS:

The new Planner, Christian Farmer, was introduced to the Planning Commission.

Commissioner Lindsay stated concerns about how Harbinger is transporting chassis across Knott Street. Staff stated that they will look into it.

Commissioner Laricchia requested an update on the project at 9th Street and Stanford Avenue, and mentioned the lots maintenance. Staff indicated that they will follow-up with code enforcement.

Commissioner Lindsay also requested project updates for the next meeting.

MATTERS FROM STAFF: Staff provided an update of the housing units permitted during the current RHNA cycle, and indicated that JADUs count towards RHNA. Staff gave a brief description of the upcoming items for the October 2, 2025 meeting.

ADJOURNMENT: At 8:07 p.m.

Carol Sebbo

Recording Secretary