

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

Meeting Minutes  
Thursday, October 2, 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: Ashland, Beard, Flanders

PLEDGE OF ALLEGIANCE: Led by Commissioner Laricchia.

ORAL COMMUNICATIONS – PUBLIC – None

September 18, 2025 MINUTES:

Action: Received and filed.  
Motion: Lindsay Second: Cueva  
Ayes: (4) Cueva, Laricchia, Lindsay, Ramirez  
Noes: (0)  
Absent: (3) Ashland, Beard, Flanders  
Abstain: (0)

PUBLIC HEARING – INTERPRETATION OF USE NO. IOU-007-2025, CONDITIONAL USE PERMIT NO. CUP-162-2025 FOR PROPERTY LOCATED WEST ON VALLEY VIEW STREET, SOUTH OF LAMPSON AVENUE AT 12491 VALLEY VIEW STREET

Applicant: MOONKYU LIM  
Date: October 2, 2025

Request: A request for Interpretation of Use approval to determine the compatibility between indoor playground facilities and the C-1 (Neighborhood Commercial) zone, and to allow indoor playground facilities in the C-1 zone subject to a Conditional Use Permit. Also, a request for a Conditional Use Permit to allow a new 10,132 square-foot

indoor playground facility to operate within an existing inline multi-tenant shopping center. 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: In order to re-evaluate the proposed business operation, the applicant, who was not present, requested that the item be continued to a date uncertain. The item will be re-noticed and re-advertised to coincide with future undetermined hearing date.

Motion: Lindsay Second: Laricchia

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

Noes: (0)

Absent: (3) Ashland, Beard, Flanders

PUBLIC HEARING -CONDITIONAL USE PERMIT NO. CUP-283-2025 FOR PROPERTY LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF GALWAY STREET, AT 9757 GARDEN GROVE BOULEVARD, UNIT #3

Applicant: HIEU NGUYEN  
Date: October 2, 2025

Request: A request for Conditional Use Permit approval to allow the operation of a new 1,449 square-foot "tattoo, general" business within an existing multi-tenant commercial shopping center. 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. 6126-25 was approved.

Motion: Lindsay Second: Cueva

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

Noes: (0)

Absent: (3) Ashland, Beard, Flanders

ITEM FOR CONSIDERATION - ITEM FOR CONSIDERATION NO. IFC-002-2025 FOR PROPERTY LOCATED ON THE WEST SIDE OF PINE STREET, NORTH OF LAMPSON AVENUE AT 12411 PINE STREET

Applicant: PHI VAN NGUYEN  
Date: October 2, 2025

Request: A request for the Planning Commission to review and approve an Item for Consideration, a tree removal application for the address located at 12411 Pine Street, per the revised Tree Ordinance adopted by City Council on November 12, 2024.

Action: Staff was directed to bring back a Resolution of denial for Resolution No. 6127-25 to the next meeting reflecting the findings of fact expressed by the Planning Commission: (1) the trees are healthy and pose no danger to surrounding area, and (2) removal of said trees would destroy neighborhood conformity.

Motion: Lindsay Second: Cueva

Ayes: (0)

Noes: (4) Cueva, Laricchia, Lindsay, Ramirez

Absent: (3) Ashland, Beard, Flanders

MATTERS FROM COMMISSIONERS:

Commissioner Laricchia raised concerns that the no street parking in the Buena Clinton area is overflowing into the Roxey Drive/ Clinton Street area, north of Westminster Avenue. Corporal Arellano mentioned that based on his experience, the parking issues affecting the Roxey Drive and Clinton Street area is probably due to the condominiums and apartments in that area, and not necessarily overflow from the Buena Clinton area. Corporal Arellano will look into the manner further.

Commissioner Lindsay asked if the no street parking in the Buena Clinton area is still necessary, and can the streets be open to parking. Staff mentioned that the subject matter was not under the jurisdiction of the Planning Commission, and will bring the manner to the attention of the Public Works Director and the City Manager.

MATTERS FROM STAFF: Staff made a presentation on the status of planning projects approved by the Planning Commission. Staff mentioned upcoming Planning Commission tours on October 10<sup>th</sup> and October 24<sup>th</sup>. Staff stated that the October 16, 2025 Planning Commission Meeting would be cancelled.

ADJOURNMENT: At 7:47 p.m.

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Carol Sebbo  
Recording Secretary