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

Meeting Minutes
Thursday, October 15, 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: Cueva, Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Flanders.

ORAL COMMUNICATIONS – PUBLIC – None

September 3, 2026 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Flanders

Ayes:	(5)	Ashland, Beard, Flanders, Laricchia, Ramirez
Noes:	(0)	
Absent:	(2)	Cueva, Lindsay
Abstain:	(0)	

PUBLIC HEARING – SITE PLAN NO. SP-178-2026 ANDTENTATIVE PARCEL MAP NO. PM-2025-119 FOR PROPERTY LOCATED ON THE WEST SIDE OF LOARA STREET, NORTH OF CHAPMAN AVENUE, AT 11861 LOARA STREET.

Applicant: 11861 LOARA STREET
Date: October 15, 2026

Request: A request to subdivide an existing property, and construct three (3) new single-family residences on the resulting parcels. The specific land use entitlement approvals requested include a Site Plan for the construction of three (3) single-family residences and associated site improvements, and a Tentative Parcel Map to subdivide the existing 36,155 square-foot

property into three (3) parcels, and a private road. Also, a front yard determination request to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard. 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, Thinh Nguyen, addressed the Commission and answered questions. The applicant's representative was asked if they had read and agreed with the Conditions of Approval, and they responded that they had.

Two members of the Public that spoke and expressed concerns about the project: Darin Geringer, Ray Herrera.

Action: Resolution No. 6150-26 was approved.

Motion: Ramirez Second: Laricchia

Ayes: (4) Ashland, Flanders, Laricchia, Ramirez
Noes: (1) Beard
Absent: (2) Cueva, Lindsay

PUBLIC HEARING – SITE PLAN NO. SP-120-2023 (TE1) AND VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 (TE1) FOR PROPERTY LOCATED ON THE WEST SIDE OF CHOISSER ROAD, NORTH OF TWINTREE LANE, AT 12233, 12235, 12337, AND 12239 CHOISSER ROAD

Applicant: INVESTEL GARDEN RESORTS, LLC
Date: October 15, 2026

Request: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, to consolidate four (4) existing parcels into a single 28,793 square-foot (0.66 acre) parcel, and to construct a six-story, 53 unit, residential apartment complex. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

The applicant was not present, and staff was available to answer Commissioners' questions .

Action: Motion to re-open the public hearing, and continue the public hearing to the November 5th meeting to have the applicant be present to address questions related to property maintenance.

Motion: Laricchia Second: Ramirez

Ayes:	(4)	Beard, Flanders, Laricchia, Ramirez
Noes:	(1)	Ashland
Absent:	(2)	Cueva, Lindsay

MATTERS FROM COMMISSIONERS: Commissioner Laricchia inquired about the status of the Sana'a Café property located along Brookhurst Street, indicating the property needs upkeep. Staff stated the City is working with the prospective operators and the adjacent property owner to address the required parking to convert the building into a coffee shop. Staff also indicated Code Enforcement would be contacted regarding the upkeep of the property. Commissioner Laricchia also requested that Staff reexamine the Costco exit, citing traffic safety concerns. Staff indicated they have spoken with Traffic Engineering regarding this matter, but will inquire further. Commissioner Flanders inquired about 12431 Valley View Street, the former 99 Cents Only Store site. Staff indicated they have spoken with an architect and property owner about possible projects, including a supermarket, but will contact them again. Commissioner Beard thanked Commissioner Laricchia for diligence in inspecting project sites, and requested for the meeting to be adjourned in honor of former Mayor Bruce Broadwater.

MATTERS FROM STAFF: Staff announced that Senior Planner, Priit Kaskla, will be leaving the City. Staff gave a brief description of the November 5th meeting agenda.

ADJOURNMENT: At 8:05 p.m.

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Carol Sebbo
Recording Secretary