



AGENDA

GARDEN GROVE PLANNING COMMISSION

August 17, 2023 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Department of Community & Economic Development at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR LINDSAY, VICE CHAIR CUNNINGHAM
COMMISSIONERS ARBGAST, CUEVA, LARICCHIA, PAREDES, RAMIREZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES - [July 6, 2023](#)
- C. STUDY SESSION
 - C.1. HOUSING ELEMENT UPDATE - A Planning Commission Study Session to discuss the status of the Housing Element Update, including proposed revisions to the Adopted 2021-2029 Housing Element.
- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

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

Meeting Minutes
Thursday, July 6, 2023

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

Commissioner Arbgast
Commissioner Cueva
Commissioner Cunningham
Commissioner Laricchia
Commissioner Lindsay
Commissioner Paredes
Commissioner Ramirez

Absent: None

PLEDGE OF ALLEGIANCE: Led by Vice Chair Cunningham

ORAL COMMUNICATIONS – PUBLIC – None

April 20, 2023 MINUTES:

Action: Received and filed.

Motion: Arbgast Second: Laricchia

Ayes: (7) Arbgast, Cueva, Cunningham, Laricchia Lindsay,
Paredes, Ramirez

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-081-2020(TE2) AND TENTATIVE TRACT MAP NO. TT-18181(TE2) FOR PROPERTY LOCATED ON THE SOUTH SIDE OF LAMPSON AVENUE, BETWEEN 9TH STREET AND WEST STREET, AT 11712 LAMPSON AVENUE.

Applicant: NHAN VUONG

Date: July 6, 2023

Request: A request for a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul-de-sac (Lot 5). The approval allowed each

parcel with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3, and 4, will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue to be constructed at a height of 6 feet. A CEQA determination is not required as the project was previously exempted.

Action: Resolution No. 6062-23 was approved.

Motion: Ramirez Second: Lindsay

Ayes: (7) Arbgast, Cueva, Cunningham, Laricchia Lindsay, Paredes, Ramirez

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-125-2023 AND CONDITIONAL USE PERMIT NO. CUP-241-2023 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF HARBOR BOULEVARD AND GARDEN GROVE BOULEVARD AT 13091 HARBOR BOULEVARD.

Applicant: SABROSO! MEXICAN GRILL
Date: July 6, 2023

Request: A request to operate a new restaurant, Sabroso! Mexican Grill, in an existing 2,780 square foot tenant space within a pad building located at 13091 Harbor Boulevard. The requested site plan approval includes exterior tenant improvements and the addition of a 927 square foot patio dining area. Also, a request for Conditional Use Permit approval for a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License. The site is in the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone. 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) pursuant to Section 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

Action: Resolution No. 6063-23 was approved.

Motion: Arbgast Second: Lindsay

Ayes: (7) Arbgast, Cueva, Cunningham, Laricchia, Lindsay,
Paredes, Ramirez
Noes: (0) None
Absent: (0) None

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff stated the July 20th meeting would be cancelled and a Study Session in August would include an update on the Housing Element and larger Garden Grove projects. Staff will provide an update on housing production and infrastructure impacts after the Housing Element is adopted and certified.

ADJOURNMENT: At 7:47 p.m.

Judith Moore
Recording Secretary