

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

Meeting Minutes  
Thursday, September 21, 2023

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

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

Absent: Cunningham, Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Laricchia

ORAL COMMUNICATIONS – PUBLIC – None.

August 17, 2023 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Arbgast

Ayes: (5) Arbgast, Cueva, Laricchia, Lindsay, Paredes

Noes: (0) None

Absent: (2) Cunningham, Ramirez

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-243-2023 FOR PROPERTY LOCATED SOUTH OF GARDEN GROVE BOULEVARD, BETWEEN TAFT STREET AND CENTURY BOULEVARD, AT 10868 GARDEN GROVE BOULEVARD.

Applicant: BE NGO

Date: September 21, 2023

Request: A request for Conditional Use Permit approval to allow the operation of a new massage establishment, 128 Luxury Spa, within an existing multi-tenant office building. The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) 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 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Resolution No. 6064-23 was approved.

Motion: Arbgast Second: Cueva

Ayes: (5) Arbgast, Cueva, Laricchia Lindsay, Paredes

Noes: (0) None

Absent: (2) Cunningham, Ramirez

PUBLIC HEARING –CONDITIONAL USE PERMIT NO. CUP-245-2023 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF GARDEN GROVE BOULEVARD AND WILSON STREET AT 8550 GARDEN GROVE BOULEVARD.

Applicant: MICHELLE NG

Date: September 21, 2023

Request: A request for Conditional Use Permit approval to allow a new, approximately 795 square foot tattoo parlor, White Lotus Society, to operate within an existing tenant space of a multi-tenant commercial plaza. The site is in the GGMU-2 (Garden Grove Boulevard Mixed Use 2) 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 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Resolution No. 6065-23 was approved. Daniel Hayden expressed concern that another tattoo parlor was two blocks away, and that his 15-unit complex behind the smoke shop was continuously affected by increasing transient problems. A letter submitted by Maureen Blackmun cited concerns with high-crime around the existing businesses in the area, and cautioned that the Police Department should keep a watchful eye on the tattoo parlor.

Motion: Lindsay Second: Arbgast

Ayes: (5) Arbgast, Cueva, Laricchia, Lindsay, Paredes

Noes: (0) None

Absent: (2) Cunningham, Ramirez

PUBLIC HEARING –CONDITIONAL USE PERMIT NO. CUP-284-09 (REV. 23) FOR PROPERTY LOCATED ON THE WEST SIDE OF MAIN STREET, BETWEEN GARDEN GROVE BOULEVARD AND ACACIA PARKWAY, AT 12941 MAIN STREET.

Applicant: HTB, INC.

Date: September 21, 2023

Request: A request to modify Conditional Use Permit No. CUP-284-09 (REV. 10), which governs alcohol sales and limited live entertainment at an existing restaurant, The Wharf, located within the Historic Main Street, to include (i) a modification to the approved floor plan and conditions of approval to add two (2) new pool tables in the dining area as incidental amusement devices, and (ii), a modification to the conditions of approval to extend the operational hours from 11:00 p.m. to 2:00 a.m., seven (7) days a week. The site is in the CC-2 (Civic Center Main Street) 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 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: The case was withdrawn by the applicant per a letter dated September 19, 2023.

PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. GPA-002-2023 AND AMENDMENT NO. A-037-2023 FOR CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE

Date: September 21, 2023

Request: The Garden Grove Planning Commission will hold a public hearing and consider a recommendation that the City Council: (i) adopt a General Plan Amendment (GPA-002-2023), which includes updates to the adopted 2021-2029 Housing Element and to amend the General Plan Land Use Designation of a property located at 13621 Harbor Boulevard (Assessor’s Parcel No. 100-123-01), from Industrial (I) to International West Mixed Use (IW); and (ii) adopt a Zoning Map amendment (A-037-2023) to revise the Zoning Map to implement the updates to the Housing Element and to clarify the sites intended to be included in the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay, pursuant to Ordinance No. 2925. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development (HCD) on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City’s Housing Element.

In conjunction with this request, the City of Garden Grove will consider a determination that no further review under the California Environmental Quality Act (“CEQA”) is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 because the proposed General Plan and zoning amendments implement the General Plan update analyzed in the City of Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact

Report, State Clearinghouse No. 2021060714 (“Garden Grove General Plan Update and Focused Zoning Amendments”), potential impacts of the General Plan and zoning amendments fall within the scope of the General Plan Update EIR, and the General Plan and zoning amendments will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Planning Commission will make a recommendation to the Garden Grove City Council.

The draft of the proposed Revised Adopted 2021-2029 Housing Element (June 2023) is available for public review on the City’s website at [ggcity.org/housing-element](http://ggcity.org/housing-element).

The proposed Zoning Map Amendment will apply and/or clarify that the mixed use overlays adopted pursuant to Ordinance No. 2925 apply to the parcels listed below. These parcels are generally located along Harbor Boulevard between Trask Avenue and Westminster Avenue, and along Western Avenue between Chapman Avenue and Garden Grove Boulevard.

The following parcels will be included in the International West Mixed Use Overlay:

13621 HARBOR BLVD (APN: 10012301)	13631 HARBOR BLVD (APN: 10012302)
12382 GARDEN GROVE BLVD (APN: 10161101)	13851 & 13861 HARBOR BLVD (APN: 10013079)
12532 GARDEN GROVE BLVD (APN: 10134366)	13862 SEABOARD CIR (APN: 10013058)
12562 GARDEN GROVE BLVD (APN: 10101104)	13962 SEABOARD CIR (APN: 10013068)
12640 GARDEN GROVE BLVD (APN: 10101101)	11901 WESTMINSTER AVE (APN: 10013069)
13518 HARBOR BLVD (APN: 10108075)	(APN: 23132320)
13591 HARBOR BLVD (APN: 10012232)	

The following parcels will be included in the Industrial/Residential Mixed Used 1 Overlay:

7571 CHAPMAN AVE (APN: 13160115)	12906 WESTERN AVE (APN: 21514111)
7541 CHAPMAN AVE (APN: 13160125)	7561 GARDEN GROVE BLVD (APN: 21514112)
12700 WESTERN AVE (APN: 21503301)	7601 GARDEN GROVE BLVD (APN: 21514113)
12712 WESTERN AVE (APN: 21503303)	7500 CHAPMAN AVE (APN: 13167112)
7532 ANTHONY AVE (APN: 21514110)	(APN: 13167107)
7572 ANTHONY AVE (APN: 21514109)	7571 LAMPSON AVE (APN: 13167106)
7602 ANTHONY AVE (APN: 21514108)	

Action: Resolution Nos. 6069-23 (GPA) and 6070-23 (A) were approved. Staff provided a handout titled “Changes to Housing Element Sites Inventory”, which listed sites that were added to the Site Inventory since the Housing Element Adoption in November 2021. MIG representative, Jose Rodriguez, was available to answer Commissioner’s questions.

Motion: Arbgast Second: Laricchia

Ayes: (5) Arbgast, Cueva, Laricchia, Lindsay, Paredes

Noes: (0) None

Absent: (2) Cunningham, Ramirez

MATTERS FROM COMMISSIONERS: Commissioner Paredes asked if transitional treatment center units for substance abuse were included in the RHNA count. Staff responded that under State law in HUD Regulations, units must include their own kitchen and bath facilities, and that communal/congregate care facilities are not considered units.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the October 5<sup>th</sup> meeting

ADJOURNMENT: At 8:03 p.m.

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Judith Moore  
Recording Secretary