

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

Meeting Minutes
Thursday, February 15, 2024

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

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

Absent: Commissioner Cunningham

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez

SELECTION OF CHAIR:

Action: Commissioner Arbgast nominated Commissioner Lindsay for Chair, with a second from Commissioner Ramirez.

Action: Motion approved with a 6-0 vote as follows:

Ayes: (6) Arbgast, Cueva, Laricchia, Lindsay, Paredes, Ramirez
Noes: (0) None
Absent: (1) Cunningham

Commissioner Lindsay assumed the duties of Chair.

SELECTION OF VICE CHAIR:

Action: Commissioner Arbgast nominated Commissioner Ramirez for Vice Chair, with a second from Commissioner Lindsay.

Action: Motion approved with a 6-0 vote as follows:

Ayes: (6) Arbgast, Cueva, Laricchia, Lindsay, Paredes, Ramirez
Noes: (0) None
Absent: (1) Cunningham

ORAL COMMUNICATIONS – PUBLIC – None.

December 21, 2023 MINUTES:

Action: Received and filed.

Motion: Arbcast Second: Ramirez

Ayes: (5) Arbcast, Cueva, Laricchia, Lindsay, Ramirez
Noes: (0) None
Abstain: (1) Paredes
Absent: (1) Cunningham

PUBLIC HEARING – SITE PLAN NO. SP-133-2024 AND VARIANCE NO. V-041-2024 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, EAST OF HARBOR BOULEVARD, AT 12542 CHAPMAN AVENUE

Applicant: PMDG, INC. (VANDANA KELKAR)
Date: February 15, 2024

Request: A request for Site Plan approval to construct a 1,977 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan – Tourist Commercial "B" (HCSP-TCB) zone. The existing 1,785 square foot building will be demolished to facilitate the proposed project. 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. 6082-24 was approved.

Motion: Arbcast Second: Laricchia

Ayes: (6) Arbcast, Cueva, Laricchia, Lindsay, Ramirez, Paredes
Noes: (0) None
Absent: (1) Cunningham

PUBLIC HEARING – TENTATIVE PARCEL MAP NO. PM-2020-174 (REINSTATEMENT 2024) FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET, AT 9852 CHAPMAN AVENUE

Applicant: SVAP II CHAPMAN, LLC
Date: February 15, 2024

Request: A request to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 7.03-acre (306,411 square feet) property into two (2)

parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. The City of Garden Grove Planning Commission previously approved Tentative Parcel Map No. PM-2020-174 on February 18, 2021 in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance, No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center. The site is in the NMU (Neighborhood Mixed Use) zone. No changes to the previously approved project are proposed.

In conjunction with this request, the City of Garden Grove Planning Commission will also consider a determination that the potential environmental impacts of the project were analyzed in the Mitigated Negative Declaration for the project adopted by the Planning Commission on February 18, 2021 and that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines.

Action: Resolution No. 6083-24 was approved.

Motion: Arbgast Second: Laricchia

Ayes: (6) Arbgast, Cueva, Laricchia, Lindsay, Paredes, Ramirez

Noes: (0) None

Absent: (1) Cunningham

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2023 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

Action: Received and filed.

Motion: Laricchia Second: Arbgast

Ayes: (6) Arbgast, Cueva, Laricchia, Lindsay, Paredes, Ramirez

Noes: (0) None

Absent: (1) Cunningham

MATTERS FROM COMMISSIONERS: Commissioner Lindsay inquired about the Cottages and Pepe’s as to when each of these will be open. Commissioner Lindsay inquired about the status of the existing Coco’s building; that possibly another restaurant will be built.

MATTERS FROM STAFF: There will be a meeting on March 7, 2024 regarding the Brown Act, Code of Ethics, and housing legislative update. Staff will send out an email as a reminder to be sure that there is a quorum.

ADJOURNMENT: At 7:34 p.m.

Rosemarie Jacot

Rosemarie Jacot
Recording Secretary