

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 9<sup>TH</sup> 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.

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Judith Moore  
Recording Secretary