



**CITY OF GARDEN GROVE DEVELOPMENT PROJECTS UPDATE  
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**This report is for 4th Quarter 2018  
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-144-2018	Southwest corner of Westminster Avenue and Brookhurst Street, at 9892 Westminster Ave #R.	A request for Conditional Use Permit (CUP) approval to operate a new restaurant, Oc and Lau Restaurant, within an existing 7,654 square foot restaurant tenant space, located at 9892 Westminster Ave #R (Assessor's Parcel No. 098-361-22), with a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License.	Tina Nguyen 9892 Westminster Ave #R GARDEN GROVE CA 92844	5	C. C.
CUP-145-2018	East side of Euclid Street, just south of Acacia Parkway, at 12900 Euclid St #C 110 & C 115.	A request for Conditional Use Permit (CUP) approval to operate a new brew pub, Beachwood Brewing, located at 12900 Euclid Street (Assessor's Parcel No. 090-161-34), within a food-focused multi-tenant development, known as SteelCraft, which is comprised of recycled and re-purposed metal shipping containers. Beachwood Brewing will operate with a new State Alcoholic Beverage Control (ABC) Type "23" (Brew Pub/Micro-Brewery) License which allows for on-sales and off-sales of beer and wine.	Beachwood Blendery LLC (Attn: Gabe Gordon) 7671 Woodwind Dr HUNTINGTON BEACH CA 92647	5	C. C.
CUP-148-2019	Northeast corner of Garden Grove Boulevard and Nutwood Street, at 10531 Garden Grove Blvd and 10561 Garden Grove Blvd.	A request for Conditional Use Permit approval to operate a new TV studio, within an existing 23,768 square foot building, located at 10531-10561 Garden Grove Boulevard (Assessor's Parcel Nos. 089-081-07 and 08).	Dan Nguyen 10182 Central Ave GARDEN GROVE CA 92843	1	C. C.
CUP-290-10 REV. 2014 (MM2)	North side of Garden Grove Boulevard and west of Magnolia Street, at 8851 Garden Grove Blvd #106 112.	A request for minor modification to the approved plans under Conditional Use Permit No. CUP-290-10 REV. 2014, for an existing restaurant, Go Goo Ryeo Restaurant, located at 8851 Garden Grove Boulevard, Suite Nos. 106-112 (Assessor's Parcel No. 133-454-19), to convert an existing dining area to a salad bar and to change the counter orientation at the existing waiting area within the karaoke portion of the establishment.	Myung Lim 12551 Hinton Way SANTA ANA CA 92705	6	C. C.

## Status #'s

1 - Awaiting Planning Comm. Review  
2 - Awaiting Zoning Admin Review  
3 - Awaiting Director Review

4 - Awaiting City Council Approval  
5 - Entitlements Granted  
6 - In Plan Check

7 - Under Construction  
8 - Finald  
9- Project/Permit Complete



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PUD-010-2019 TT-18169-2019 SP-063-2019 V-022-2019	North side of 11th Street, between Kerry Street and Brookhurst Street, at 9861 11th St.	A request by Melia Homes to develop a 1.8-acre lot, located at 9861 11th Street (Assessor's Parcel No. 098-120-18), with a multiple-family residential project consisting of 31 two- and three-story townhomes. The specific land use entitlement approvals requested include the following: (i) Residential Planned Unit Development zoning to facilitate the development of the townhome project; (ii) Site Plan approval to construct the 31 two- and three-story townhomes along with associated site improvements; (iii) Tentative Tract Map approval to subdivide the subject properties to facilitate the development of the townhome project; and (iv) Variance approval to deviate from the minimum lot size for a Residential Planned Unit Development.	Melia Homes Inc. (Attn: Chad Brown) 8951 Research Drive IRVINE CA 92618	1	C. C.
PUD-103-82 (REV. 2018)	9670 Trask Ave 9444 Trask Ave	Request to amend PUD-103-82 to reconstruct an existing on-premise freeway-oriented digital sign and increase the digital display area from 298.47 square feet to 477 square feet for Toyota Place automobile dealership.	Electra-Media, Inc. (EMI) (Ariana Diverio) 4737 W. 156th Street LAWNDALE CA 90260	5	L. M.

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SP-061-2019 PM-2019-2019	Located on the south side of Garden Grove Boulevard between Century and Euclid Avenue, at 10862 Garden Grove Boulevard.	A request for Site Plan approval to construct a new two-story, 9,229 square foot building for professional offices, medical offices, and retail on a 23,393 square foot lot along with site improvements that include a parking area with 41 spaces and landscaping. Along with a request for Tentative Parcel Map approval to consolidate the existing three (3) parcels into one (1) parcel.	Darren Nguyen 9246 Honeysuckle Avenue Fountain Valley CA 92708	1	P. G.
SP-062-2019 LLA-020-2019	Southside of Garden Grove Blvd, west of Coast Street, at 8218 Garden Grove Blvd.	Request to construct a 46-unit apartment complex with a 21.7% affordable housing density bonus on two lots located in the R-3 zone. The lots will be consolidated, and will have a total lot area of 66,000 square feet.	David Nguyen 9140 Trask Ave., Suite 202 Garden Grove, CA 92844	1	J. R.

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SP-064-2019	South side of Westminster Avenue between Flower Street and Hope Street, at 10152 Westminster Ave and 10142 Westminster Ave.	A request for Site Plan approval to demolish an existing 800 square foot medical office building and an existing detached 400 square foot two-car garage, and to construct a new 3,000 square foot two-story, office building, along with associated site improvements, on a lot located at 10152 Westminster Avenue (Assessor's Parcel No. 099-162-38), which will utilize a shared driveway with the abutting lot to the west, at 10142 Westminster Avenue (Assessor's Parcel No. 099-162-30), which is currently developed with an existing auto repair shop.	Annie Tran 1420 Bristol St North, Ste 220 NEWPORT BEACH CA 92660	1	C. C.
SP-065-2019 LLA-021-2019	South side of Central Avenue between Brookhurst Street and Flower Street, at 10052 Central Ave.	A request for Site Plan approval to construct a new duplex, consisting of two (2) two-story attached dwelling units, on an 11,700 square foot vacant site, located at 10052 Central Avenue. Also, a request for Lot Line Adjustment approval to remove an existing lot line between the two (2) subject parcels, Assessor's Parcel Nos. 099-031-09 and 099-031-08, thereby consolidating the two (2) lots into a single lot.	My Dam 12866 Main St #101 GARDEN GROVE CA 92840	1	C. C.

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SP-329-03 (MM1)	Southwest corner of Garden Grove Boulevard and Brookhurst Street, at 10130 Garden Grove Blvd and 13011 Brookhurst St.	A request for minor modification to the approved plans under Site Plan No. SP-329-03, for an existing multi-tenant commercial shopping center, Garden Grove Festival Square, located at 10130 Garden Grove Boulevard and 13011 Brookhurst Street (Assessor's Parcel Nos. 098-070-63 and 65), to relocate an existing trash enclosure, and to modify the existing parking lot to stripe additional parking spaces.	Joe Garcia 17220 Newhope St Fountain Valley CA 92708	9	C. C.

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