



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

**This report is current through March 2019  
For the most recent information contact the Planning Division at (714) 741-5312.**

<b>CASE #</b>	<b>SITE ADDRESS</b>	<b>PROJECT DESCRIPTION</b>	<b>APPLICANT</b>	<b>STATUS</b>	<b>PLANNER</b>
A-022-2018	Portions of public right-of-way located within the Historical Main Street area, north of Garden Grove Boulevard, south of Acacia Parkway.	A request for a City-initiated zoning text amendment to Title 9 and Title 11 of the Garden Grove Municipal Code to add new definitions, operating conditions, and development standards to outdoor dining in the public right-of-way within the Historical Main Street area that involve eating establishments with or without alcohol sales for on-site consumption for properties that are zoned CC-2 (Civic Center Main Street). The Planning Commission will make a recommendation to the Garden Grove City Council regarding the proposed Amendment and a determination that it is exempt from the California Environmental Quality Act.	City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	9	M. M.
CUP-100-2017(REV. 2019)	West side of Harbor Boulevard, North of Chapman Avenue, at 12361 Chapman Avenue.	A request to modify Conditional Use Permit No. CUP-100-2017 to add a new State Alcoholic Beverage Control (ABC) Type "68" (Portable Bar) License for a speakeasy bar to a 10,807 square foot eating establishment, NOVA Restaurant, which was previously approved to operate with an ABC Type "47" (On-Sale, General, Bona Fide Public Eating Place) License.	Grove Palace, LLC 12361 Chapman Avenue GARDEN GROVE CA 92840	6	M. M.
CUP-102-2017	South side of Katella Avenue and west of Brookhurst Street, at 9822 Katella Avenue.	A request for Conditional Use Permit (CUP) approval to operate a new, approximately 40,704 square foot gym, Crunch Fitness, at 9822 Katella Avenue, located in an integrated shopping center.	SIR Fitness Garden Grove, LLC 5791 Guincho Road SAN DIEGO CA 92124	9	C. C.

Status #'s

1 - Awaiting Planning Comm. Review

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8 - Finald

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CUP-103-2017 IOU-002-2017	Northeast corner of Westminster Avenue and Brookhurst Street, at 13904 Brookhurst Street.	A request for Conditional Use Permit approval to allow the operation of a 3,800 square foot karaoke studio, Say Karaoke, in a tenant space previously occupied by the Alley of the Far East Restaurant, with seven private karaoke rooms and the existing kitchen to remain. Also, Interpretation of Use to determine the compatibility between the proposed karaoke studio and the existing zoning classification. Upon approval of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-010-2014, which allowed for the sale of alcoholic beverages with a State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License, shall be revoked and become null and void.	Say Entertainment, Inc. (Tam Truong) 13916 Brookhurst Street GARDEN GROVE CA 92843	9	M. M.
CUP-104-2017	Northwest corner of Westminster Avenue and Dawson Street, at 10195 Westminster Avenue and 10221 Westminster Avenue.	A request for Conditional Use Permit approval to expand an existing 4,500 square foot restaurant, operating with an existing State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine Public Eating Place) license, into an adjacent 1,500 square foot tenant space, for a total of 6,000 square feet. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-620-02, shall be revoked and become null and void.	JMJ Gourmet, LLC 10195 Westminster Ave. GARDEN GROVE CA 92843	7	M. M.
CUP-105-2017	North of Garden Grove Boulevard, South of Standford Avenue, and in between Nutwood Street and Joy Street, at 10531 Garden Grove Blvd and 10561 Garden Grove Blvd	Request for Conditional Use Permit approval to operate a nail polish manufacturing business in conjunction with an existing beauty supply distribution operation. The manufacturing portion of the business will utilize 7,986 square feet of the 20,205 square foot building. The business entails the mixing and re-blending of nail polish colors to be dispensed into one (1) ounce bottles that will be packaged for sale.	Daisy Nail Products, Inc. dba Cali Beauty Supply 10561 Garden Grove Boulevard GARDEN GROVE, CA 92843	5	M. P.

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CUP-107-2017	North side of Garden Grove Boulevard, east of Euclid Avenue at 11277 Garden Grove Boulevard, Suite 201 & 202.	A request for a conditional use permit to operate an existing approximately 9,943 square feet tenant space for an adult educational institution for 58 students and 17 employees/instructors, located at 11277 Garden Grove Boulevard, Suite 201 and 202.	California Graduate School of Theology 11227 Garden Grove Boulevard, Suite 201 & 202 GARDEN GROVE CA 92843	9	P. G.
CUP-108-2017	North side of Garden Grove Boulevard, east of Euclid Avenue at 11277 Garden Grove Boulevard, Suite 200.	A request for a conditional use permit to operate an existing approximately 2,293 square feet tenant space for an adult education institution for 21 students and 12 employees/instructors, located at 11277 Garden Grove Boulevard, Suite 200.	Chanh Nguyen 13282 Earle Drive GARDEN GROVE CA 92844	9	P. G.
CUP-109-2017	East side of Galway Street just north of Garden Grove Boulevard 12942 Galway St.	A request for Conditional Use Permit approval to operate a new ambulance service business, Care Ambulance Service, within a 1,500 square foot tenant space, located in an existing multi-tenant commercial shopping center, at 12942 Galway Street, Suites D and E.	Care Ambulance 12942 Galway St, Suites D and E GARDEN GROVE CA 92841	5	C. C.
CUP-110-2017	West side of Brookhurst Street just north of Central Avenue at 13211 Brookhurst St #A.	A request for Conditional Use Permit approval to allow a new liquor store, Hero's Liquor and Market, to operate with a State Alcoholic Beverage Control Type "21" (Off-Sale, General) License, within an existing tenant space that is currently in operation as a convenience store, Circle H Food Store. The existing convenience store has been in operation, since 1995, with an ABC Type "20" (Off-Sale, Beer and Wine) License under the approval of Conditional Use Permit No. CUP-247-95. The applicant is requesting to upgrade the existing ABC Type "20" License to an ABC Type "21" License. The establishment is located at 13211 Brookhurst Street #A.	Girges Gad 12126 Beach Blvd STANTON CA 90680	9	C. C.

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CUP-117-2017	Southeast corner of Garden Grove Boulevard and Cypress Street, at 10566 Garden Grove Blvd.	A request for Conditional Use Permit approval to operate a new 1,543 square foot massage establishment, P & C Massage Spa, located at 10566 Garden Grove Boulevard (APN: 099-052-55), within an existing multi-tenant commercial shopping center, Zitny Plaza.	Cuc Kim Chau 12581 Pepperwood Dr GARDEN GROVE CA 92840	9	C. C.
CUP-118-2017	South side of Westminster Ave, west of Euclid Street, at 10742 Westminster Ave.	A request for Conditional Use Permit approval to operate an existing restaurant, Bosava Restaurant, located at 10742 Westminster Avenue, with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	Danica Capital Corp dba Bosava Restaurant 10742 and 10752 Westminster Ave GARDEN GROVE CA 92843	5	C. C.
CUP-119-2017	East of Knott Street, south of Chapman Avenue located at 12072 Knott Street, #A.	Request to modify the approved floor plan, approved hours of operation, and increase the number of occupants from 45 to 79 occupants for the existing 2,400 square foot tutoring tenant space and the revocation of Conditional Use Permit CUP-333-11 and Minor Modification MM1.	Quan Nguyen 6872 Acacia Avenue GARDEN GROVE CA 92845	9	P. G.
CUP-120-2018	West side of Euclid Street, south of Forbes Avenue, at 14291 Euclid St #D101.	(New/Revised Request) A request for Conditional Use Permit (CUP) approval to upgrade an existing State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License to a new ABC Type "47" (On-Sale, General, Public Eating Place) License, and to allow live entertainment, in the form of karaoke, along with associated components (i.e., amplified sound, stage, and karaoke equipment), for an existing 1,885 square foot restaurant, Pho Hoa An Restaurant, located at 14291 Euclid Street #D101, which is currently operating under Conditional Use Permit No. CUP-102-03.	Quan Hoa An LLC c/o Kimberly B. Le 14291 Euclid Street #D101 GARDEN GROVE CA 92843	DENIED	C. C.

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CUP-121-2018 CUP-122-2018 SP-045-2018 CUP-123-2018	12932 8 Th St 12942 8 Th St 12931 9 Th St 12941 9 Th St 11421 Garden Grove Blvd 11461 Garden Grove Blvd 11301 Garden Grove Blvd 12951 7 Th St	Approval to allow Phase I of the Cottage Industries project that includes: 1) Site Plan approval the allow the conversion of four (4) existing residential structures and two (2) existing accessory structures into commercial uses for restaurant and retail use; 2) to construct two (2) new commercial buildings (1,257 square foot building that will be used as a communal lounge area with restrooms and facility storage, and a 1,027 square foot building that will be used for a restaurant and facility storage); 3) construction of accessory trellis and patio shade structures with a combined square footage of 4,900 square feet; and 4) conversion of two (2) parcels into a parking lot to serve the development. Also, Conditional Use Permit approval to 1) allow for the communal outdoor consumption of alcohol and outdoor live entertainment; and 2) to allow two (2) new restaurants, located at 12932 8th Street and 12941 9th Street, to operate with an Alcoholic Beverage Control (ABC) Type 47 (On-Sale, General) License and with live entertainment.	Chris Bennett 709 Randolph Ave COSTA MESA CA 92626	6	M. P.
CUP-124-2018	North side of Garden Grove Boulevard, east of Magnolia Street, located at 8851 Garden Grove Boulevard, Suite 113.	A request for conditional use permit to operate in an existing 882 square footage restaurant, Sushi Warriors, with a new original Alcoholic Beverage Control Type "41" (on-sale, beer, and wine, eating place) license.	Preecha Suwannarat 9023 Rose Street, Space A7 BELLFLOWER CA 90706	5	P. G.
CUP-125-2018	North side of Garden Grove Boulevard, east of Magnolia Street, located at 8757 Garden Grove Boulevard.	A request for conditional use permit to operate in an existing 1,220 square foot restaurant, Gaenali Bon Ga, with a new original Alcoholic Beverage Control Type "41" (on-sale, beer, and wine, eating place) license.	Sam Park 8757 Garden Grove Boulevard GARDEN GROVE CA 92844	9	P. G.

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CUP-126-2018	East of Knott Street, south of Chapman Avenue located at 12072 Knott Street, #A.	Request to modify the approved floor plan, approved hours of operation, and increase the number of occupants from 45 to 79 occupants for the existing 2,400 square foot tutoring tenant space and the revocation of Conditional Use Permit CUP-333-11 and Minor Modification MM1.	Quan Nguyen 12072 Knott Street, # A GARDEN GROVE CA 92841	9	P. G.
CUP-136-2018	North side of Acacia Avenue between Nutwood and Joy Street at 10611 Acacia Avenue.	A request for a conditional use permit to operate a tea, milk, and chicken products manufacturing business along with existing warehousing operation. Manufacturing portion will be approximately 3,000 square feet. All manufacture products will be sold at all participating Roasting Water locations.	Sang Van Do 7971 Westminster Avenue WESTMINSTER CA 92683	WITHDRAWN	P. G.
CUP-137-2018	Southeast corner of Brookhurst Street and Central Avenue, at 13252 Brookhurst St.	Conditional Use Permit to operate an existing restaurant, Marie Callender's, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	BB Northridge Inc PO Box 241 Patton CA 92346	9	M. P.
CUP-143-2018	East side of Main Street between Acacia Parkway and Garden Grove Boulevard, at 12900 Main St.	A request for Conditional Use Permit (CUP) approval to operate a new restaurant, AUM Beer Club, located at 12900 Main Street (Assessor's Parcel No. 090-161-34), within an existing 4,200 square foot restaurant tenant space, with a State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License, which is to be processed by ABC through a "premises-to-premises" transfer to the subject location.	Monster Ton 12900 Main St GARDEN GROVE CA 92840	6	C. C.

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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 #C110 & C115.	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, Saigon Broadcasting Television Network, within an existing 24,614 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	5	C. C.
CUP-149-2019	South side of Garden Grove Boulevard, between Magnolia Street and Cannery Street, at 9106 Garden Grove Boulevard.	A request for Conditional Use Permit approval to operate a new body massage establishment, Healthy Spa Massage, within a 900 square-foot tenant space within an existing multi-tenant commercial center.	Thu Pham Anh Nguyen 13181 Lampson Ave., #215 GARDEN GROVE CA 92840	6	M. M.

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CUP-151-2019	South side of Garden Grove Boulevard between Cannery Street and Casa Linda Lane, at 9240 Garden Grove Blvd #18.	A request for Conditional Use Permit approval to operate an existing restaurant, Ondal Restaurant, within an existing 1,440 square foot restaurant tenant space, located at 9240 Garden Grove Boulevard #18, with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	YH Seafood Enterprises, Inc. 9240 Garden Grove Blvd #18 GARDEN GROVE CA 92844	9	P. K.
CUP-152-2019	Southeast corner of McFadden Avenue and Ward Street, at 10522 Mcfadden Ave #A.	A request for Conditional Use Permit approval to upgrade from an ABC Type "20" (Off-Sale, Beer and Wine) to a Type "21" (Off-Sale, General) License at a mini-mart, D & M Market, located on a property zoned C-1 (Neighborhood Commercial) at 10522 McFadden Avenue.	Mary Gerges 10522 McFadden Ave, A GARDEN GROVE CA 92843	9	H. L.
CUP-153-2019 SP-067-2019	East side of Buaro Street, south of Emrys Avenue, at 12612 Buaro St.	A request for a Conditional Use Permit to operate an existing 3,918 square foot sanctuary space with 200 fixed seats (1,938 square foot ancillary space) along with two (2) existing ancillary buildings; and a request for a Site Plan to construct new 4,482 square foot ancillary building at 12612 Buaro Street. The request also includes parking lot slurry coat and re-striping, and a trash enclosure.	Sung H. Lee 5109 Zakon Road TORRANCE CA 90505	5	G. G.
CUP-154-2019	NE corner of Valley View Street and Lampson Avenue, at 12422 Valley View St.	a request for Conditional Use Permit approval to operate an existing 926 square-foot service station convenience store, located at 12422 Valley View Street in the C-2 (Community Commercial) zone, with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. See attached plans for more information.	Saeed Khadem 47 Sandpiper IRVINE CA 92604	5	H. L.

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CUP-211-07HE18	Northwest corner of Garden Grove Boulevard and Fern Street, at 8303 Garden Grove Blvd and 8307 Garden Grove Blvd.	A request to modify the hours of operation under Conditional Use Permit No. CUP-211-07, for Red Castle 2 Korean BBQ Restaurant, located at 8303-8307 Garden Grove Boulevard	Helen Kyu Bun Im 1146 E Lexington Dr #114 GLENDALE CA 91206	9	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	7	C. C.
DR-025-2017	East side of Anita Place, north of Westminster Avenue, and south of San Juan Place, at 13882 Anita Pl.	Director's Review request to construct two (2), two-story, single family dwelling units on two separate adjacent parcels each 4,050 square foot lot that are currently improved with a single-family residence on one parcel and detached garage on one parcel. The existing single-family unit and detached garage will be demolished in order to accommodate the proposed single-family residential development. Single-family unit number one will have a total living area of 2,191 square feet, single-family unit number two will have a total living area of 2,208. Each unit will consist of four (4) bedrooms, three (3) bathrooms, and a two-car enclosed garage.		7	P. G.
DR-026-2017	South side of Central Avenue, in between Flower Street to the west and Hope Street to the east, at 10092 Central Ave.	A request for Director's Review approval for the construction of a fifth full bathroom that deviates from the maximum allowed of four bathrooms in the R-1 development standards for a new two-story single-family residence.	Man Nguyen 10021 Dakota Avenue GARDEN GROVE CA 92843	7	P. G.

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DR-027-2017	East side of Hazel Avenue, north of Garden Grove Boulevard, and south of Stanford Avenue, at 12872 Hazel Ave.	A request for Director's Review approval to allow the construction of a two-story, 1,571.5 square feet residential dwelling unit with four, attached, one-car enclosed garages at the rear of the property. The existing two-story dwelling unit located at the front of the property will remain, and will have a total living area of 2,071 square feet. Each unit will be served by two of the one-car enclosed garages.	Steven LeTran 1411 N. Batavia St., Suite 115 ORANGE CA 92867	6	H. L.
DR-028-2017	West side of Euclid Street, south of Lampson Avenue, at 12591 Euclid Street.	A request for Director's Review approval to allow the construction of a 5'-3" wrought iron fence and 6'-0" tall pilasters in the required front setback.	VT Design Specialties, INC. 1420 Bristol Street North #220 NEWPORT BEACH CA 92660	9	M. M.
DR-029-2017	South side of Chapman Avenue, west of Lewis Street, at 13280 Chapman Avenue.	A request for Director's Review approval to allow installation of new roof-mounted attached wireless telecommunications facility on existing building.	Verizon Wireless 15505 Sand Canyon Avenue IRVINE CA 92618	9	M. M.
DR-030-2017	South of Frances Avenue, in between Taft Street to the east and Westlake Street to the west, at 10662 Frances Ave.	A request for Director's Review for a proposed duplex located at 10662 Frances Avenue. The subject lot is currently improved with an existing two-story single-family residential structure that will remain. The second unit will be an attached addition to the existing structure and will then serve as a duplex. The lot area is 7,300 square feet.	Josephine Huang 10662 Frances Avenue GARDEN GROVE CA 92843	7	N. M.

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DR-031-2017	12931 9 Th St 12941 9 Th St 11461 Garden Grove Blvd 12932 8 Th St 12942 8 Th St 11421 Garden Grove Blvd 12951 7 Th St 11301 Garden Grove Blvd	Director's Review for a minor land use deviation to allow building permits to be issued to allow four (4) existing residential homes and two (2) existing accessory structures located on three (3) existing parcels to be converted into commercial uses for Phase I of the Cottage Industries while the developer prepares the required plans and documentation to submit for Site Plan and Conditional Use Permit approval. The future Site Plan and Conditional Use Permit approval will allow the occupancy of each building and the operation of the proposed uses, construction of new structures, and creation of two parking lots to serve the project. The proposed Director's Review includes the conversion of four (4) residential structures to full service restaurants with an attached garage into a retail use, and two (2) detached garages to retail/food uses.	Chris Bennett 709 Randolph Avenue COSTA MESA CA 92626	5	M. P.
DR-032-2017	North of Dakota Avenue, south of Russell Avenue, in between Flower and Hope Street, at 10115 Dakota Ave.	Request for Director's Review approval for a proposed triplex on 10115 Dakota Avenue. Units 1 and 2 of the proposed triplex will be approximately 1,240 square feet and unit 3 will be approximately 2,991 square feet. The subject lot is 12,240 square feet and contains two (2) existing structures that will be demolished to accommodate the new triplex.	Kenny Kim 10029 Lampson Avenue Garden Grove CA 92840	7	N. M.
DR-033-2017	West of 9th street, north of Acacia Parkway and south of Stanford Avenue, at 12783 9 Th St.	Director's Review request to construct a new two-story, detached duplex on a net 9,133 square feet lot located at 12783 9th Street. Each unit will consist of four (4) bedrooms, four (4) bathrooms, and a two-car enclosed garage. The lot is not currently improved with any structures and the new proposed duplex will be constructed on a vacant lot.		6	N. M.

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COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

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DR-034-2017	East side of Hazel Avenue, south of Stanford Avenue and north of Garden Grove Boulevard, at 12751 Hazel Ave.	A request for Director's Review for a proposed duplex located at 12751 Hazel Avenue. The subject lot is currently improved with an existing single-family residential structure that will be demolished. A request to construct two new two-story detached duplex on approximately 10,524 square foot lot. The front unit will consist of four (4) bedrooms, four (4) bathrooms, and a two-car enclosed garage. The rear unit will consist of four (4) bedrooms, three (3) bathrooms, and a two-car enclosed garage.		7	P. G.
DR-035-2018	West side of Lorna Street between Stanford Avenue and Acacia Avenue, at 12811 Lorna St.	A request to construct a 2nd floor addition to an existing one-story dwelling unit, Unit 1, which is part of an existing duplex on a lot improved with an existing two-story dwelling unit, Unit 2.	Quang Chi Dinh 12811 Lorna St GARDEN GROVE CA 92841	7	C. C.
DR-036-2018	West side of Mac Street just south of Orangewood Avenue, at 11561 Mac St.	A request for Director's Review approval to allow a fifth bathroom (a public powder room), as part of a proposal to construct a single-story addition to an existing single-family dwelling.	Man Nguyen 10021 Dakota Ave GARDEN GROVE CA 92843	9	C. C.
DR-037-2018	North side of Acacia Avenue, east side of Dale Street, at 12832 Dale Street.	A request to construct a 336 square foot addition to a lot currently developed with a one-story duplex, to enlarge the living area, enlarge a bedroom, and add a bathroom to Unit A.	Andrei Kapyski 12832 Dale Street GARDEN GROVE CA 92841	9	M. M.
DR-038-2018	North side of Garden Grove Boulevard, east of Brookhurst Street, at 12912 Brookhurst Street.	A request for Director's Review approval to allow additional lease area, approximately 60 square feet, for the installation of a ground mounted gas generator within a new wrought iron fence enclosure, to an existing roof mounted attached wireless telecommunication facility on an existing building.	Al Gamboa Milestone Wireless 14110 Ramona Drive WHITTIER CA 90605	6	M. M.

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DR-039-2019	South side of Ora Drive, east of Roger Drive, at 11382 Ora Dr.	Director's Review request to allow a fifth bathroom (a public/communal powder room), as part of a proposal to construct a two-story, 5,172 square-foot single family dwelling at 11382 Ora Drive.	Kamen Lai 8748 Valley Boulevard #K ROSEMead CA 91770	5	P. K.
FYD-004-2017	Southeast corner of Orangewood Avenue and Gilbert Street, at 11512 Gilbert St.	A request for a Front Yard Determination in order to determine the Gilbert Street side of the corner lot as the front yard, and to designate the Orangewood Avenue side as the street side yard for the property located at 11512 Gilbert Street.	Hung Le 11071 Dune Street NORWALK CA 90650	9	M. P.
GPA-001-2018 PUD-008-2018 SP-048-2018	South side of Garden Grove Boulevard, west of Brookhurst Street at 10080 Garden Grove Boulevard.	A request to amend the General Plan Land Use designation from Residential/Commercial Mixed Use 1 to Community Residential, to rezone the site to Planned Unit Development, and Site Plan review to revise the building proposed for the steel structure at the location.	AMG & Associates, LLC 16633 Ventura Boulevard, Suite 101 Encino CA 91436	6	E. W.
GPA-002-2017(A)	North side of 11th Street, between Brookhurst Street and Kerry Street.	Proposal to change the General Plan land use designation of approximately 15-acres of land comprised of 14 parcels from Civic Institution to Medium Density Residential. The properties currently have a zoning of R-3 (Multiple-Family Residential) and Planned Unit Development No. PUD-130-99. The existing zoning and General Plan land use designations are not consistent pursuant to state law, and the proposed General Plan Amendment will provide consistency between the proposed General Plan Amendment of Medium Density Residential and the current R-3 and PUD-103-99 zoning. No new development is proposed with this request	City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	5	M. M.

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GPA-002-2017(B) SP-038-2017	North side of 11th Street, between Brookhurst Street and Kerry Street, at 9841 11th Street.	A request to develop a parcel, approximately 19,152 square feet in size, with a 10-unit apartment complex with a 35% affordable housing density bonus for low-income households. The project includes a General Plan Amendment to change the General Plan land use designation of the property from Civic/Institutional (CI) to Medium Density Residential (MDR), and Site Plan to construct 10-units within a three-story apartment building. Pursuant to the State Density Bonus Law, the applicant is requesting three waivers from the R-3 zone development standards: 1) to allow the third-story configuration to be greater than 50 percent of the building footprint, 2) to deviate from the required 10'-0" distance separation between the units and the drive aisle located on the first, second, and third floors, and to 3) To deviate from the required 11'-3" third-story side yard setback.	Faircrest Real Estate, LLC 6499 Havenwood Circle HUNTINGTON BEACH CA 92648	7	M. M.
GPA-003-2017 SP-041-2017 V-016-2017 TT-18117-2017	West side of Buaro Street, south of Chapman Avenue, between Jentges Avenue and Twintree Avenue, at 12111 Buaro St	To construct 17 attached 2- and 3-story townhouse units within 2 buildings. The two buildings are on either side of a central drive with nine units on the south side and eight units to the north.	Buaro Partners, LLC 2 Venture, Suite 350 IRVINE CA 92618	7	E. W.
LLA-015-2018 SP-054-2018	Northwest corner of Orangewood Avenue and Western Avenue, at 7351 and 7421 Orangewood Avenue.	A request for Site Plan approval for a 36,763 square foot single-story addition between two existing industrial buildings to expand an existing food manufacturing business, in conjunction with a request for Lot Line Adjustment approval to consolidate a 5.2-acre property (Parcel 1), with an adjacent 5-acre property (Parcel 2), the current location of House Foods, for a combined acreage of approximately 10.3 acres. Each property is currently developed with two-story industrial buildings, 81,613 square feet (Building 1) and 125,040 square feet (Building 2), respectively.	House Foods Holding USA Inc. 7351 Orangewood Avenue GARDEN GROVE CA 92841	7	M. M.

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LLA-016-2018 V-020-2018	At the end of the cul-de-sac on Sorrell Drive just south of Banner Drive, at 11831 Trask Ave.	A request for Lot Line Adjustment approval to remove an existing lot line between two (2) adjoining parcels (Assessor's Parcel Nos. 100-352-28 and 31), thereby consolidating the two (2) lots into a single lot, for the purposes of constructing a new single-family dwelling. Also, a request for Variance approvals to allow: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone.	George and Beverly Paras 13452 Sorrell Drive GARDEN GROVE CA 92843	5	C. C.
LLA-017-2018	East side of Main Street, the third and fourth parcels south of Acacia Parkway at 12885 and 12891 Main Street.	Lot Line Adjustment to consolidate two existing lots 12885 Main Street (APN 089-213-21) and 12891 Main Street (APN 089-231-20) into a single parcel. The Lot Line Adjustment is a Condition of Approval for Site Plan No. SP-053-2018.	Gladstone 'Andy' Anderson 28281 Paseo Establo San Juan Capistrano CA	6	E. W.
PM-2003-2017 SP-039-2017	East side of Magnolia Street, north of Lampson Avenue, at 12412 Magnolia Street.	A request for site plan and tentative parcel map approval to subdivide a 24,787 square foot lot, currently developed with a single-family house, into two (2) parcels, 14,070 square feet and 10,717 square feet, to allow the construction of a new single-family house and accessory dwelling unit on the 10,717 square foot lot, with the existing house to remain on the 14,070 square foot lot.		6	M. M.

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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 11 Th 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	5	C. C.
PUD-103-76REV2018	Properties within sub-district "Industry" (Area 4) of Planned Unit Development No. PUD-103- 76, located north of Chapman Avenue, south of the Stanton Storm Channel, between Western Avenue and Monarch Street.	A request by the property owner of 7390 Lincoln Way, currently developed with a 37,879 square foot, two-story building, to amend permitted uses within the "Industry" sub-district (Area 4) of Planned Unit Development No. PUD-103-76 to allow professional office uses.	Tony Wang Southland Industries 7390 Lincoln Way GARDEN GROVE, CA 92841	5	M. M.
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.
SP-033-2017TE1	13200 Harbor Blvd 13220 Harbor Blvd	One-year time extension for approved entitlement under SP-033-2017 for construction of an approximately 4,954 square foot commercial pad building within the parking lot of exist multi-tenant shopping center, Harbor Place Center.	ROIC California, LLC 8905 Towne Center Drive, #108 SAN DIEGO CA 92122	5	M. M.

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SP-035-2017	South side of Lampson Avenue, west of the intersection of Magnolia Street and Lampson Avenue, at 8882 Lampson Ave.	Site Plan to construct nine (9) residential rental units within two (2) buildings, both two stories tall on approximately 24,600 square foot site located at 8882 Lampson Avenue, south side of Lampson Avenue, west of Magnolia Street in the R-3 zone. One building will be a total of 5,150 square feet and the second building will be a total of 4,112 square feet.	Tony Lam 9741 Bolsa Avenue, Suite 201 WESTMINSTER, CA 92683	7	P. G.
SP-036-2017 V-014-2017 PM-2002-2017	Southwest corner of Lorna Street and Chapman Avenue, at 12013 Lorna St.	A request to reinstate Site Plan and Tentative Parcel Map approvals to subdivide an 18,125 square foot lot into two (2) parcels. Lot 1, which is developed with an existing single-family dwelling, will have a lot size of 8,700 square feet. Lot 2, which will be developed with a new single-family dwelling, will have a lot size of 7,839 square feet. Also, a request to reinstate Variance approval to allow Lot 2 to deviate from the minimum 65'-0" lot width requirement for a corner lot. This project was originally approved in 2007 (Site Plan No. SP 424-07, Tentative Parcel Map No. PM-2007-143, and Variance No. V-162-07), however, the entitlements were never exercised and have since expired. The applicant is requesting to reinstate the original approvals to complete the project.	Huyen Nguyen and Thuc Le 8782 Chapman Avenue GARDEN GROVE CA 92841	EXPIRED	C. C.
SP-037-2017 V-015-2017 CUP-106-2017	North side of Garden Grove Boulevard and west of Knott Street, at 7051 Garden Grove Blvd.	A request for Site Plan approval to construct a new service (gas) station, with a new drive-thru convenience store, on a vacant lot located at 7051 Garden Grove Boulevard, along with associated site and landscape improvements. Additionally, a request for Variance approval to deviate from the minimum rear setback requirement, in order to construct a trash enclosure within the rear ten-foot setback, along the northerly property line (adjacent to the SR-22 freeway). Finally, a request for Conditional Use Permit approval to allow the new convenience store to operate with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License.	Rosa Estella Bermeo 7051 Garden Grove Blvd. GARDEN GROVE CA 92841	6	C. C.

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SP-037-2017TE1 CUP-106-2017TE1	North side of Garden Grove Boulevard and west of Knott Street, at 7051 Garden Grove Blvd.	A request for a one-year time extension for the approved entitlements under Site Plan No. SP-037-2017 and Conditional Use Permit No. CUP-106-2017, for the construction of a new service (gas) station, with a new drive-thru convenience store, on a vacant lot located at 7051 Garden Grove Boulevard, along with Conditional Use Permit approval to allow the new convenience store to operate with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License.	Rosa Estella Bermeo, 7051 Garden Grove Blvd, GARDEN GROVE CA 92841	6	C. C.
SP-040-2017	Southwest corner of Westminster Avenue and Brookhurst Street, at 9972 Westminster Ave.	A request for Site Plan approval to construct a new 8,235 square foot two-story, medical office building on a vacant 20,778 square foot lot located at 9972 Westminster Avenue (Assessor's Parcel No. 098-361-19), along with associated improvements, which include a parking lot and landscaping.	Vinnie Tran 1420 Bristol Street North #220 Newport Beach CA 92660	7	C. C.
SP-042-2017	East side of Harbor Blvd, south of Chapman Avenue, at 12032 Harbor Blvd and 12542 Chapman Ave.	Site Plan approval to operate a new, 3,867 square foot, In-N-Out restaurant with a drive-thru. The project includes demolition of the existing building footprint of the Coco's restaurant, 5,449 square feet, and preserving the existing building's curved shaped roofline with the supporting round columns and the roof sign. The existing liquor store, Rocky's Market, located at 12542 Chapman Avenue will be demolished to accommodate additional parking and an overflow drive-thru lane for In-N-Out. The project consists two lots with a combined land area of 57,882 square feet.	Katie Sanchez - In-N-Out Burger 13502 Hamburger Lane BALDWIN PARK CA 91706	WITHDRAWN	M. P.

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SP-044-2017 CUP-116-2017 V-017-2017	East side of Euclid Street just south of Acacia Parkway, at 12900 Euclid St.	A request for Site Plan approval to develop a food-focused multi-tenant project, known as SteelCraft, which includes a proposal to construct a new 9,532 square foot two-story building, consisting primarily of recycled and re-purposed metal shipping containers, along with other associated site improvements. Additionally, a request for Variance approval to deviate from the maximum setback requirement, along the Euclid Street frontage, and from the minimum ground floor height requirement for commercial ground floor spaces. SteelCraft will be an outdoor urban eatery providing space for various local artisan food vendors, and will also include outdoor communal dining areas, entertainment, incubator office space, and micro-retail space. Also included is a request for Conditional Use Permit approval to allow entertainment and/or alcohol sales or consumption within the communal dining areas of the SteelCraft development.	Steelcraft Long Beach L.P. 3750 Long Beach Blvd, Suite 200 LONG BEACH CA 90807	7	C. C.
SP-046-2018 LLA-013-2018 V-018-2018	West side of 9th Street between College Avenue and Stanford Avenue, at 12671 9 Th St.	The applicant is requesting Site Plan approval to demolish all existing on-site improvements, which include three (3) existing one-story apartment units, and to construct four (4) new three-story apartment units on a 12,564 square foot site. Also, a request for Lot Line Adjustment approval to eliminate an existing property line to consolidate the two (2) existing parcels into one (1) lot, along with a request for Variance approval to deviate from the minimum lot size requirement, to develop the site with a multiple-family residential development.	Anh Phan 11052 Camellia Way GARDEN GROVE CA 92840	6	C. C.

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SP-048-2018MM1	South Side of Garden Grove Boulevard, west of Brookhurst Street at 10080 Garden Grove boulevard and the property adjacent to the south at 9860 Larson Avenue.	A request for modification of conditions of approval as well as replacement of a mitigation measure in a previously adopted Mitigated Negative Declaration for an approved 394-unit affordable senior housing project that includes 12,938 square feet of commercial retail space.	AMG & Associates, LLC 16633 Ventura Boulevard, Suite 101 ENCINO CA 91436	5	L. M.
SP-050-2018 CUP-128-2018	Southwest corner of Harbor Boulevard and Woodbury Road, located at 13731 Harbor Boulevard.	A request for a site plan to demolish an existing 2,747 square feet accessory building on a lot improved with an existing main building of 21,708 square feet and to construct new, approximately 5,485 square feet addition with site improvements to the parking lot, landscaping, lighting, service office and canopy, offices, and display areas. And a conditional use permit to allow to operate a motor vehicle sales and maintenance facility.	Jared Hardin 132 South Auto Center Dr. ANAHEIM CA 92806	8	P. G.
SP-052-2018 Tentative Parcel Map No PM No. 2017-141	North of Imperial Avenue and west of Gilbert Street, at 9241 Imperial Ave.	Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot improved with a single-family home into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new two-story single-family home will be constructed on each lot. Also, minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Lot 1.	Rosell Surveying & Mapping, Inc. c/o Robert Monroe 3505 Cadillac Ave Bldg. O, Suite 108 COSTA MESA CA 92626	5	M. P.

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SP-053-2018	East side of Main Street between Acacia Parkway and Garden Grove Boulevard at 12891 Main Street.	A request for a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 sq. ft. on the Main Street frontage and 9 residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony; and a reduction in a minimum dimension of a passive recreation area.		6	E. W.
SP-055-2018 CUP-132-2018	North side of Stanford Avenue between Nelson and Nutwood Street, at 10641 Stanford Ave.	A Site Plan request to demolish an existing 9,600 square foot industrial building and construct a new single story, 4,992 square foot building with parking lot, landscape, and site improvements, in conjunction with a Conditional Use Permit approval to operate a public utility station and equipment building.	Kevin McManus 2350 Ball Drive SAINT LOUIS MO 63146	7	P. G.
SP-056-2018 CUP-134-2018 GPA-002-2018 LLA-018-2018 A-024-2018	East side of Harbor Boulevard between Trask and Westminster Avenue, at 13650 Harbor Blvd.	A request for General Plan Amendment; Ordinance Amendment; Site Plan; Conditional Use Permit, and Lot Line Adjustment to construct a new five (5) story, 59'-0" high, 64,673 square foot, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements on a 1.48-acre site. In conjunction with a Conditional Use Permit approval to operate a new hotel use. The project requires a General Plan Amendment to increase the maximum Floor Area Ratio from .5 to 1.0 in the Heavy Commercial General Plan Land Use Designation and a Ordinance Amendment to allow the increase of the hotel height from 55'-0" to 60'-0", increase the number of floors from four (4) to five (5) stories, permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required pursuant to Section 9.16.020.050 in conjunction with a Site Plan and/or Conditional Use Permit approval.	Bui Nguyen 2439 Manhattan Place #221 HARVEY LA 70058	6	P. G.

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SP-057-2018 CUP-140-2018 LLA-019-2018 PUD-104-73 Rev 2018	12101 Valley View St 12111 Valley View St	A request to develop a 2.71 acre site comprised of two parcels currently improved with the Starlight Cinema and a vacant 6,040 square foot restaurant with a new automatic car wash, a pad drive-thru restaurant, a sit-down restaurant, and expansion to the existing movie theater. The existing vacant restaurant building will be demolished to accommodate the proposed project. The request includes an amendment to Planned Unit Development No. PUD-104-73 to allow an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant on the subject project site, and to modify the pole sign requirements of the PUD to allow a multiple-tenant cabinet display to the existing pole sign; Lot Line Adjustment to modify existing lot lines to consolidate the two subject parcels into one; Site Plan to allow the construction of a 4,241 square foot automatic car wash, a 1,870 square foot drive-thru restaurant, and a 2,700 square foot sit-down restaurant, and a 2,846 square foot expansion to the movie theater and related site improvements; and Conditional Use Permit to allow the operation of the automatic car wash and to expansion and remodel of the exist the movie theater.	Cinemas Management Inc c/o Dan Akarakian 315 Rees Street Playa Del Rey, CA 90293	5	M. P.
SP-058-2018 PM-2018-147	West side of Grove Avenue between Acacia Parkway and Garden Grove Boulevard, at 10801 Garden Grove Blvd.	A request for Site Plan approval to construct a new 2,485 square foot Taco Bell restaurant pad building, with a drive-thru, on the easterly portion of the existing Home Depot parking lot, located at 10801 Garden Grove Boulevard (APN: 089-212-48), along with site improvements that include re-configuring of existing parking spaces and new landscaping. Also, a request for Tentative Parcel Map approval to subdivide the existing 10.7 acre Home Depot property, into two (2) lots (the 10.25 acre Home Depot property and the 0.45 acre Taco Bell property), in order to facilitate the development of the new 0.45 acre Taco Bell site.	Francis Chu (Fountainhead Shrugged, LLC) 1401 Quail Street, Suite 100 NEWPORT BEACH CA 92660	5	C. C.

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3 - Awaiting Director Review

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

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



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

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SP-061-2019 PM-2019-2019	Located on the south side of Garden Grove Boulevard between Century and Euclid Avenue, located 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	6	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	5	J. R.
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	6	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	6	C. C.

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SP-066-2019	South side of Trask Avenue and just east of Brookhurst Street, at 10150 Trask Ave.	A request for Site Plan approval to construct a 3,567 square foot one-story auto repair building attached to an existing one-story 846 square foot car wash building, on a lot improved with an existing Chevrolet auto dealership located at 10150 Trask Avenue.	Simpson Garden Grove, Inc. 10150 Trask Ave GARDEN GROVE CA 92843	6	C. C.
SP-069-2019 CUP-155-2019	North side of Chapman Avenue, west of Brookhurst Street, located at 9845 Chapman Avenue.	A request for Site Plan and Conditional Use Permit approval to rebuild an existing 3,710 square foot McDonald's restaurant pad building with a drive-thru on the southerly portion of the existing Garden Grove Promenade shopping center, along with site improvements that include re-configuring of the existing parking spaces and drive-thru lane, and new landscaping.	Christine Cho McDonald's Corporation 3800 Kilroy Airport Way, Ste. 200 LONG BEACH CA 90806	1	M. M.
SP-258-99 (REV. 2018)	South side of Chapman Avenue west of Lewis Street, at 13280 Chapman Ave.	A request to modify the approved plans, under Site Plan No. SP-258-99, to complete the Memorial Gardens expansion, located at 13280 Chapman Avenue (APN: 231-022-03), within the allowances of the previously approved cemetery area. The project will include additional interment area and the construction of three (3) new buildings consisting of an administrative office, a cremation niche building, and a maintenance building. Also, a request to modify the Conditions of Approval, under SP-258-99, to modify the maximum building and wall height requirement to facilitate the construction of the proposed three (3) new buildings.	Michael Wesner Director of Cemeteries 13280 Chapman Ave GARDEN GROVE CA 92840	7	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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