



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

**This report is for 1st Quarter 2019
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
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-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.
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.

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



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

**This report is for 1st Quarter 2019
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
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-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.
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	9	P. K.

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 - Finaled

9- Project/Permit Complete



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

**This report is for 1st Quarter 2019
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
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.
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-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.

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