



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

**This report is for 2nd Quarter 2019
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-025-2014(MM1)	12081 Brookhurst St	Request to modify the CUP-025-2014 to add 338 square feet of storage area to the existing floor plan of an existing supermarket located at 12081 Brookhurst St. The subject property is located within the Neighborhood Mixed-Use zoning district.	BEST CHOICE MARKET PLACE 12081 Brookhurst St. GARDEN GROVE CA 92840	9	H. L.
CUP-157-2019	West side of Euclid Street, north of Hazard Avenue between Forbes Avenue and Emperor Quang Trung, at 14241 Euclid St #C111 112.	A REQUEST FOR A CONDITIONAL USE PERMIT APPROVAL TO OPERATE AN EXISTING RESTAURANT, QUAN GIO BAR & GRILL, WHICH CURRENTLY OPERATES WITH AN ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE "41" (ON-SALE, BEER AND WINE, PUBLIC EATING PLACE) LICENSE WITH LIVE ENTERTAINMENT IN THE FORM OF KARAOKE AND AN AMPLIFIED INSTRUMENTALIST WITH A SOLO PERFORMER. IN CONJUNCTION WITH THE REQUEST, THE PLANNING COMMISSION WILL CONSIDER A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 – EXISTING FACILITIES. UPON APPROVAL AND EXERCISE OF THE SUBJECT REQUEST, THE CONDITIONAL USE PERMIT PREVIOUSLY GOVERNING THE TENANT SPACE, CUP-606-02, SHALL BE REVOKED AND BECOME NULL AND VOID.	Tuan Tran and Chuong Pham 18886 Quince Cir FOUNTAIN VALLEY CA 92708	1	M. P.
CUP-158-2019	South side of Garden Grove Blvd, east of Newland St, at 8762 Garden Grove Blvd #104.	Conditional Use Permit to operate a new restaurant, Secret Pho, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	Peter Nguyen 12651 Pearce Street GARDEN GROVE CA 92843	5	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
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CUP-159-2019	South of Katella Avenue and north of Euclid Street, at 10672 Katella Ave.	A request for Conditional Use Permit approval to operate an existing sports bar, The Cave Sports Bar, located at 10672 Katella Avenue, with a new original State Alcoholic Beverage Control (ABC) Type "48" (On-Sale General for Public Premises) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-403-98, shall be revoked and become null and void.	Jaime Arcadia 1718 W. Civic Center Dr. SANTA ANA CA 92703	5	H. L.
CUP-161-2019	South side of Garden Grove Blvd, east of Newland St, at 8762 Garden Grove Blvd #104.	Conditional Use Permit to operate a new restaurant, Secret Pho, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	Peter Nguyen 12651 Pearce Street GARDEN GROVE CA 92843	5	P. K.
CUP-271-96 (MM1)	East of Bowen Street, South of Garden Grove Boulevard, North of Central Avenue, and West of Cypress Street, at 13082 Bowen St.	Applicant is requesting to modify an existing Conditional Use Permit (CUP-271-96) to change the existing K-8 school to a K-12 school. The number of enrolled students will not be increased and will remain at 250 students, and there will be no building additions.	Olive Crest 2130 E 4th Street Santa Ana CA 92705	5	N. M.

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DR-040-2019	South side of Russell Avenue, west of Deanann Place, east of Hope Street, north of Dakota Avenue, at 10232 Russell Ave.	Director's Review request to construct two (2), two-story, multiple family dwelling units on a 9,641.25 square foot lot that is currently improved with a single-family home. The existing single-family home and detached garage will be demolished in order to accommodate the proposed residential development. Unit 1 will have a total living area of 1,925 square feet, while Unit 2 will have a total living area of 1,828 square feet. Each unit will consist of four (4) bedrooms, three (3) bathrooms, and a two-car enclosed garage. (Resubmittal of DR-021-2016)	Tu Van Nguyen 7362 Main Street Westminster CA 92683	6	P. K.
DR-041-2019	South of Lampson Avenue, east of Buaro Street, west of Leda Lane, north of Emrys Street, at 12322 Lampson Ave.	Director's Review request to allow a fifth and sixth bathroom, as part of a proposal to construct a new two-story, 6,345 square-foot single family dwelling, detached three-car garage, and detached ADU at 12322 Lampson Avenue.	John A. Salat 11386 Woodgrove Road LAKE FOREST CA 92630	3	P. K.
GPC-007-2019	northeast corner of Chapman Avenue and Debby Lane, at 12111 Chapman Ave.	Report and Determination of General Plan conformity pursuant to Government Code 65402 for proposed disposition of City property.	City of Garden Grove 11222 Acacia Pkwy PO Box 3070 GARDEN GROVE CA 92842	9	L. M.

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PUD-104-81/86/90 (Rev 2019)	Northwest corner of Euclid/Quang Trung, west of Euclid Street, east of Corporate Drive, south of Forbes Avenue, and north of Emperor Quang Trung, at 14291 Euclid St and 14231 Euclid St.	A request to amend PUD-104-81/86 Rev 90 to reduce the required landscape street setback in order to expand and improve the existing surface parking lot of a 47,922 square foot commercial shopping center. The proposal also includes the construction of a new two-story, 7,250 square foot building designated for retail and general office uses that will be presented as an item for consideration to the Planning Commission only. The subject lot is approximately 203,000 square feet. (The Conditions of Approval will pertain only to the PUD revision, and not the proposed building)	Bon Hoang 14291 Euclid Street, D-115 GARDEN GROVE CA 92843	4	P. K.
SP-070-2019 V-023-2019	Northwest corner of Westminster Avenue and Atlantis Way, at 9191 Westminster Ave.	A request for Site Plan approval to construct a 7,140 square foot 3rd floor addition to an existing 2-story 29,736 square foot medical office building, located at 9191 Westminster Avenue (APN: 098-401-22). The new 3rd floor addition areas are intended for additional medical office and storage space. Also, a request for Variance approval to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new 3rd floor addition.	Michael Dao 9191 Westminster Avenue GARDEN GROVE CA 92844	5	C. C.
SP-071-2019	West side of Nelson Street, north of Stanford Avenue, at 12701 and 12671 Nelson Street.	A request by St. Columban Church, located at 10801 Stanford Avenue, for Site Plan approval to convert two existing single family dwellings, located across Nelson Street at 12671 and 12701 Nelson Street, on an approximately 21,760 square foot lot, into 3,007 square feet of additional office and meeting space.	Saint Columban Church 10801 Stanford Avenue GARDEN GROVE CA 92840	1	M. M.

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