



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

**This report is for 4th Quarter 2017  
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
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	6	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, 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	7	P. G.
CUP-120-2018	West side of Euclid Street south of Forbes Avenue, at 14291 Euclid Street #D101.	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 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	1	C. C.
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	6	N. 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 - Finalized  
9- Project/Permit Complete



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DR-031-2017	12931 9th St. 12941 9th St. 11461 Garden Grove Blvd. 12932 8th St. 12942 8th St. 11421 Garden Grove Blvd. 12951 7th 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	6	N. M.
DR-033-2017	West of 9th street, north of Acacia Parkway and South of Stanford Avenue, at 12783 9th 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.	Peter Nguyen 12783 9th Street GARDEN GROVE CA 92840	5	N. M.

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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.		6	P. G.
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	6	C. C.
SP-042-2017	East side of Harbor Boulevard, south of Chapman Avenue, at 12032 Harbor Blvd and 12542 Chapman Ave.	Request to operate a new In-N-Out restaurant at the Coco's Restaurant located at 12032 Harbor Blvd. The existing roof of the Coco's building will remain along with half of the building. The size of the restaurant will be reduced from 5,499 square feet to 3,867 square feet. 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.	Katie Sanchez 13502 Hamburger Lane BALDWIN PARK CA 91706	WITHDRAWN	M. P.

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