



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

**This report is for 2nd Quarter 2017
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
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	6	M. M.
CUP-104-2017	Northwest corner of Westminster Avenue and Dawson Street, at 10195 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	5	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 Boulevard and 10561 Garden Grove Boulevard.	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.	Cali Beauty Supply 10531 Garden Grove Boulevard GARDEN GROVE CA 92843	2	M. P.

Status #'s

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DR-025-2017	East side of Anita Place, North of Westminster Avenue, and south of San Juan Place, at 13882 Anita Place.	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.		6	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 Avenue.	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	5	P. G.
DR-027-2017	East side of Hazel Avenue, north of Garden Grove Boulevard, and south of Stanford Avenue, at 12872 Hazel Avenue.	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	5	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	3	M. M.

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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	3	M. M.
GPA-002-2017	9741 11 Th St, 9761 11 Th St, 9823 11 Th St, 9831 11 Th St, 9861 11 Th St, 9921 11 Th St, 9941 11 Th St, 9961 11 Th St, 9971 11 Th St, 14321 Brookhurst St, 14301 Brookhurst St, 9904 13 Th St, 9902 13 Th St, 9842 13 Th St, 9820 13 Th St, 9802 13 Th St, 9762 13 Th St, 9822 13 Th St, 9752 13 Th St, 9791 11 Th St, 9811 11 Th St	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	1	M. P.
GPA-003-2017 SP-038-2017 DA-007-2017	9841 11th Street	A request to develop a 19,152 square foot parcel with a 10-unit affordable apartment development for low-income households.	Faircrest Real Estate, LLC 6499 Havenwood Circle HUNTINGTON BEACH CA 92648	1	M. P.
SP-035-2017	South side of Lampson Avenue, west of the intersection of Magnolia Street and Lampson Avenue, at 8882 Lampson Avenue	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		P. G.

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SP-036-2017 V-014-2017 PM-2002-2017	Southwest corner of Lorna Street and Chapman Avenue, at 12013 Lorna Street.	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	1	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 Boulevard.	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	1	C. C.

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