



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

**This report is for 2nd Quarter 2018  
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
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	5	P. G.
CUP-137-2018	Southeast corner of Brookhurst Street and Central Avenue, at 13252 Brookhurst Street.	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	5	M. P.
DR-036-2018	West side of Mac Street, just south of Orangewood Avenue, at 11561 Mac Street.	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	7	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	7	M. M.
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., Corporation 7351 Orangewood Avenue GARDEN GROVE CA 92841	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 - Finaled  
9- Project/Permit Complete



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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 Avenue.	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	2	E. W.
SP-055-2018 CUP-132-2018	North side of Stanford Avenue, between Nelson and Nutwood Street, at 10641 Stanford Avenue.	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	6	P. G.

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SP-056-2018 CUP-134-2018 GPA-002-2018 LLA-018-2018	East side of Harbor Boulevard between Trask and Westminster Avenue, at 13650 Harbor Boulevard.	All existing on-site improvements have been demolished. A Site Plan and Tentative Parcel Map request to construct a new five (5) story, 60'-0" tall, 62,764 square foot, 124-room hotel, other amenities specific to the hotel brand along with surface parking lot of 100 spaces, landscape, and site improvements on a 1.45-acre site. In conjunction with a Conditional Use Permit approval to operate a new hotel. The project requires a General Plan Amendment to increase the maximum Floor Area Ratio from .5 to 1.3 in the Heavy Commercial General Plan Land Use Designation and a Zoning Change Amendment to allow the increase of the hotel height from 55'-0" to 60'-0" and increase the number of floors from four (4) to five (5) stories.		1	P. G.

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