



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

**This report is for 1st Quarter 2018
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-120-2018	West side of Euclid Street, south of Forbes Avenue, at 14291 Euclid St #D101.	(New/Revised Request) 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, and to allow live entertainment, in the form of karaoke, along with associated components (i.e., amplified sound, stage, and karaoke equipment), 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.
CUP-121-2018 CUP-122-2018 SP-045-2018 CUP-123-2018	12932 8th St 12942 8th St 12931 9th St 12941 9th St 11421 Garden Grove Blvd 11461 Garden Grove Blvd 11301 Garden Grove Blvd 12951 7th St	Approval to allow Phase I of the Cottage Industries project that includes: 1) Site Plan approval the allow the conversion of four (4) existing residential structures and two (2) existing accessory structures into commercial uses for restaurant and retail use; 2) to construct two (2) new commercial buildings (1,257 square foot building that will be used as a communal lounge area with restrooms and facility storage, and a 1,027 square foot building that will be used for a restaurant and facility storage); 3) construction of accessory trellis and patio shade structures with a combined square footage of 4,900 square feet; and 4) conversion of two (2) parcels into a parking lot to serve the development. Also, Conditional Use Permit approval to 1) allow for the communal outdoor consumption of alcohol and outdoor live entertainment; and 2) to allow two (2) new restaurants, located at 12932 8th Street and 12941 9th Street, to operate with an Alcoholic Beverage Control (ABC) Type 47 (On-Sale, General) License and with live entertainment.	Chris Bennett 709 Randolph Ave COSTA MESA CA 92626	5	M. P.
CUP-124-2018	North side of Garden Grove Boulevard, east of Magnolia Street, located at 8851 Garden Grove Boulevard, Suite 113.	A request for conditional use permit to operate in an existing 882 square footage restaurant, Sushi Warriors, with a new original Alcoholic Beverage Control Type "41" (on-sale, beer, and wine, eating place) license.	Preecha Suwannarat 9023 Rose Street, Space A7 BELLFLOWER CA 90706	5	P. G.

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CUP-125-2018	North side of Garden Grove Boulevard, east of Magnolia Street, located at 8757 Garden Grove Boulevard.	A request for conditional use permit to operate in an existing 1,220 square foot restaurant, Gaenali Bon Ga, with a new original Alcoholic Beverage Control Type "41" (on-sale, beer, and wine, eating place) license.	Sam Park 8757 Garden Grove Boulevard GARDEN GROVE CA 92844	5	P. G.
CUP-129-2018	Northwest corner of Knott Street and Acacia Avenue, at 12821 Knott St.	A request for Conditional Use Permit approval to demolish an existing fifty-foot (50'-0") tall pole sign, and to construct a new fifty-nine foot (59'-0") tall, V-shaped, freeway-oriented electronic reader board sign (for on-premise advertisements), adjacent to and facing the Garden Grove SR-22 Freeway, for an existing indoor sports	Jason Brennan 12821 Knott Street GARDEN GROVE CA 92840	1	C. C.
DR-035-2018	West side of Lorna Street between Stanford Avenue and Acacia Avenue, at 12811 Lorna Street.	A request to construct a 2nd floor addition to an existing one-story dwelling unit, Unit 1, which is part of an existing duplex on a lot improved with an existing two-story dwelling unit, Unit 2.	Quang Chi Dinh 12811 Lorna St GARDEN GROVE CA 92841	5	C. C.
GPA-001-2018 PUD-008-2018 SP-048-2018	South side of Garden Grove Boulevard, west of Brookhurst Street, at 10080 Garden Grove Boulevard and the adjacent property to the south at 9860 Larson Avenue (GGBGC).	A request to amend the General Plan Land Use designation from Residential/Commercial Mixed Use 1 to Community Residential, to rezone the site to Planned Unit Development, and Site Plan review to revise the building proposed for the steel structure at the location.	AMG & Associates, LLC 16633 Ventura Boulevard, Suite 101 ENCINO CA 91436	4	E. W.

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SP-033-2017TE1	East side of Harbor Boulevard, south of Garden Grove Boulevard, at 13200-13220 Harbor Boulevard.	One-year time extension for approved entitlement under SP-033-2017 for construction of an approximately 4,954 square foot commercial pad building within the parking lot of exist multi-tenant shopping center, Harbor Place Center.	ROIC California, LLC 8905 Towne Center Drive, #108 SAN DIEGO CA 92122	5	M. M.
SP-046-2018 LLA-013-2018 V-018-2018	West side of 9th Street between College Avenue and Stanford Avenue, at 12671 9th Street.	The applicant is requesting Site Plan approval to demolish all existing on-site improvements, which include three (3) existing one-story apartment units, and to construct four (4) new three-story apartment units on a 12,564 square foot site. Also, a request for Lot Line Adjustment approval to eliminate an existing property line to consolidate the two (2) existing parcels into one (1) lot, along with a request for Variance approval to deviate from the minimum lot size requirement, to develop the site with a multiple-family residential development.	Anh Phan 11052 Camellia Way GARDEN GROVE CA 92840	4	C. C.
SP-050-2018 CUP-128-2018	Southwest corner of Harbor Boulevard and Woodbury Road, located at 13731 Harbor Boulevard.	A request for a site plan to demolish an existing 2,747 square feet accessory building on a lot improved with an existing main building of 21,708 square feet and to construct new, approximately 5,485 square feet addition with site improvements to the parking lot, landscaping, lighting, service office and canopy, offices, and display areas. And a conditional use permit to allow to operate a motor vehicle sales and maintenance facility.	Jared Hardin 132 South Auto Center Dr. ANAHEIM CA 92806	6	P. G.

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SP-051-2018 V-019-2018 PM-2017-187 LLA-014-2018 PM-2017-2018	7901 Garden Grove Blvd	A request for a Site Plan to revitalize and add new buildings to a 4.1-acre site on the northwest corner of Garden Grove Boulevard and Beach Boulevard which is part of a large shopping center. The project also requires a Variance to provide a 11-foot front yard setback instead of the required 20-foot setback and a Tentative Parcel Map to divide the Garden Grove portion of the site into 4 parcels and a small sliver of a 5 parcel. The City of Garden Grove is working with the City of Stanton on the project which will be called "The Village Center". The City of Stanton's portion of the development includes 6 acres of revitalized and new construction in the remaining portion of the commercial shopping center and 11.77 acres of new residential development on the north end of the site. The City of Stanton is the lead agency for the entire project.	Frontier Real Estate Investments, LLC Tom Carpenter 610 Newport Center Drive, Suite 1520 NEWPORT BEACH CA 92660	5	E. W.

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SP-052-2018 Tentative Parcel Map No. PM No. 2017-141	North of Imperial Avenue and west of Gilbert Street, at 9241 Imperial Avenue.	Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot improved with a single-family home into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new two-story single-family home will be constructed on each lot. Also, minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Lot 1.	Rosell Surveying & Mapping, Inc. c/o Robert Monroe 3505 Cadillac Ave, Bldg. O, Suite 108 COSTA MESA CA 92626	1	M. P.
SP-053-2018	East side of Main Street between Acacia Parkway and Garden Grove Boulevard, at 12891 Main Street.	A request for a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 sq. ft. on the Main Street frontage and 9 residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony; and a reduction in a minimum dimension of a passive recreation area.		1	E. W.

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SP-258-99 (REV. 2018)	South side of Chapman Avenue, west of Lewis Street, at 13280 Chapman Avenue.	The applicant is requesting to modify the approved plans, under Site Plan No. SP-258-99, to complete the Memorial Gardens expansion, located at 13280 Chapman Avenue (APN: 231-022-03), within the allowances of the previously approved cemetery area. The project will include additional interment area and the construction of three (3) new buildings consisting of an administrative office, a cremation niche building, and a maintenance building. Also, a request to modify the Conditions of Approval, under SP-258-99, to modify the maximum building height requirement to facilitate the construction of the proposed three (3) new buildings.	Christ Catholic Cathedral Facilities Corporation 13820 Chapman Ave GARDEN GROVE CA 92840	1	C. C.

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