



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

**This report is for 3rd Quarter 2017
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-107-2017	North side of Garden Grove Boulevard, east of Euclid Avenue at 11277 Garden Grove Boulevard, Suite 201 & 202.	A request for a conditional use permit to operate an existing approximately 9,943 square feet tenant space for an adult educational institution for 58 students and 17 employees/instructors, located at 11277 Garden Grove Boulevard, Suite 201 and 202.	California Graduate School of Theology 11227 Garden Grove Boulevard, Suite 201 & 202 GARDEN GROVE CA 92843	5	P. G.
CUP-108-2017	North side of Garden Grove Boulevard, east of Euclid Avenue at 11277 Garden Grove Boulevard, Suite 200.	A request for a conditional use permit to operate an existing approximately 2,293 square feet tenant space for an adult education institution for 21 students and 12 employees/instructors, located at 11277 Garden Grove Boulevard, Suite 200.	Chanh Nguyen 13282 Earle Drive GARDEN GROVE CA 92844	5	P. G.
CUP-109-2017	East side of Galway Street just north of Garden Grove Boulevard at 12942 Galway St.	A request for Conditional Use Permit approval to operate a new ambulance service business, Care Ambulance Service, within a 1,500 square foot tenant space, located in an existing multi-tenant commercial shopping center, at 12942 Galway Street, Suites D and E.	Care Ambulance 12942 Galway St, Suites D and E GARDEN GROVE CA 92841	5	C. C.
CUP-110-2017	West side of Brookhurst Street just north of Central Avenue at 13211 Brookhurst St #A.	A request for Conditional Use Permit approval to allow a new liquor store, Hero's Liquor and Market, to operate with a State Alcoholic Beverage Control Type "21" (Off-Sale, General) License, within an existing tenant space that is currently in operation as a convenience store, Circle H Food Store. The existing convenience store has been in operation, since 1995, with an ABC Type "20" (Off-Sale, Beer and Wine) License under the approval of Conditional Use Permit No. CUP-247-95. The applicant is requesting to upgrade the existing ABC Type "20" License to an ABC Type "21" License. The establishment is located at 13211 Brookhurst Street #A.	Girges Gad 12126 Beach Blvd STANTON CA 90680	5	C. C.

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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FYD-004-2017	Southeast corner of Orangewood Avenue and Gilbert Street, at 11512 Gilbert St.	A request for a Front Yard Determination in order to determine the Gilbert Street side of the corner lot as the front yard, and to designate the Orangewood Avenue side as the street side yard for the property located at 11512 Gilbert Street.	Hung Le 11071 Dune Street NORWALK CA 90650	5	M. P.
GPA-002-2017(A)	North side of 11th Street, between Brookhurst Street and Kerry Street.	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	4	M. M.
GPA-002-2017(B) SP-038-2017	North side of 11th Street, between Brookhurst Street and Kerry Street, at 9841 11th Street. 9841 11th St.	A request to develop a parcel, approximately 19,152 square feet in size, with a 10-unit apartment complex with a 35% affordable housing density bonus for low-income households. The project includes a General Plan Amendment to change the General Plan land use designation of the property from Civic/Institutional (CI) to Medium Density Residential (MDR), and Site Plan to construct 10-units within a three-story apartment building. Pursuant to the State Density Bonus Law, the applicant is requesting three waivers from the R-3 zone development standards: 1) to allow the third-story configuration to be greater than 50 percent of the building footprint, 2) to deviate from the required 10'-0" distance separation between the units and the drive aisle located on the first, second, and third floors, and to 3) To deviate from the required 11'-3" third-story side yard setback.	Faircrest Real Estate, LLC 6499 Havenwood Circle HUNTINGTON BEACH CA 92648	4	M. M.

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GPA-003-2017 SP-041-2017 V-016-2017 TT-18117-2017	West side of Buaro Street, south of Chapman Avenue, between Jentges Avenue and Twintree Avenue, at 12111 Buaro St.	To construct 17 attached 2- and 3-story townhouse units within 2 buildings. The two buildings are on either side of a central drive with nine units on the south side and eight units to the north.	Buaro Partners, LLC 2 Venture, Suite 350 IRVINE CA 92618	6	E. W.
PM-2003-2017 SP-039-2017	East side of Magnolia Street, north of Lampson Avenue, at 12412 Magnolia Street.	A request for site plan and tentative parcel map approval to subdivide a 24,787 square foot lot, currently developed with a single-family house, into two (2) parcels, 14,070 square feet and 10,717 square feet, to allow the construction of a new single-family house and accessory dwelling unit on the 10,717 square foot lot, with the existing house to remain on the 14,070 square foot lot.	Anna Ha 12412 Magnolia St. GARDEN GROVE CA 92841	5	M. M.
SP-040-2017	Southwest corner of Westminster Avenue and Brookhurst Street, at 9972 Westminster Ave.	A request for Site Plan approval to construct a new 8,235 square foot two-story, medical office building on a vacant 20,778 square foot lot located at 9972 Westminster Avenue (Assessor's Parcel No. 098-361-19), along with associated improvements, which include a parking lot and landscaping.	Vinnie Tran 1420 Bristol Street North #220 Newport Beach CA 92660	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	1	M. P.

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