



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

**This report is for 4th Quarter 2016
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
A-016-2016	City of Garden Grove, Citywide	This Ordinance enacts regulations for the payment of drainage facilities fees and citywide park fees for new development projects. The park fees are only applicable to new residential projects. The Ordinance further codifies more specific requirements for the dedication of parkland and/or the payment of an in-lieu fee applicable to new residential subdivisions and adds a provision to the traffic impact mitigation fee regulations allowing the fee to be adjusted pursuant to development impact fee studies. The ordinance does not set the amount of each fee. The regulations being codified by this Ordinance require that the City Council set the amount of the fees by resolution.	City of Garden Grove 11222 Acacia Pkwy GARDEN GROVE CA 92842	9	K. H.
CUP-084-2016	South west corner of Westminster Avenue and Euclid Street at 10932 Westminster Avenue	A request for Conditional Use Permit approval to operate an existing 20,543 square foot supermarket, Little Saigon Super Market, located at 10932 Westminster Avenue, with a new Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License.	Little Saigon Supermarket, LLC 10932 Westminster Avenue GARDEN GROVE CA 92843	9	M. M.
CUP-085-2016	Southwest corner of Euclid Street and Katella Avenue at 10870 Katella Ave #Suite A	A request for Conditional Use Permit (CUP) approval to operate a new, approximately 44,007 square foot gym, Gold's Gym, at 10870 Katella Avenue Suite A, located in an integrated shopping center, Gardenland Shopping Center.	KAT GG DE, LLC 1234 E. 17th Street SANTA ANA CA 92701	6	C. C.
CUP-086-2016 SP-029-2016	10150 Trask Ave	A request for Conditional Use Permit and Site Plan approval to construct a 55'-4" high auto dealership electronic freeway-oriented sign along with a Site Plan review request to deviate from the required sign design standard requirements pursuant to PUD-110-96(Rev.12) for an existing automobile dealership (Simpson Chevrolet).	David Simpson 6600 Auto Center GARDEN GROVE CA 92840	6	L. M.

Status #'s

1 - Awaiting Planning Comm. Review
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7 - Under Construction
8 - Finalized
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CUP-087-2016	West side of Harbor Boulevard and south of Garden Grove Boulevard at 13161 Harbor Blvd	A request for Conditional Use Permit approval to operate a new liquor store, Hero's Liquor and Market, located at 13161 Harbor Boulevard, with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License. This location was previously occupied by a liquor store, Larsen Liquor, operating under Conditional Use Permit No. CUP-162-05, however, Larsen Liquor has since closed and the tenant space has been vacant since 2012.	Girges Gad 13161 Harbor Blvd. GARDEN GROVE CA 92843	9	C. C.
CUP-089-2016	West side of Haster Street and north of Lampson Avenue at 12455 Haster St	A request to modify the approved floor plan, approved under Conditional Use Permit No. CUP-472-99, for an existing restaurant, El Chamizal Restaurant, located at 12455 Haster Street, which is currently operating with an ABC Type "47" (On-Sale, General) License.	Francisco De Dios 11782 Reva Drive GARDEN GROVE CA 92840	5	C. C.
CUP-090-2016	Southwest corner of Brookhurst Street and Westminster Avenue located at 9892 Westminster Avenue, #311	A request for a new conditional use permit to expand the existing Garlic and Chives, full-service restaurant, located at 9892 Westminster Avenue, currently operating with an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine for Bona Fide Public Eating Place) license. The applicant is proposing to expand the originally approved floor plan of approximately 1,995 square feet to a new approximately 3,080 square foot full-service restaurant with the ABC Type "41" License.	Garlic and Chives 9892 Westminster Avenue #311 GARDEN GROVE CA 92844	6	P. G.
CUP-091-2017	Southwest corner of Lampson Avenue and Monarch Street at 7274 Lampson Ave	A request for Conditional Use Permit approval to allow for the construction and operation of a 60 foot tall stealth wireless telecommunication facility disguised as a eucalyptus (mono-eucalyptus), along with related ground-mounted equipment, at 7274 Lampson Avenue (APN: 215-011-25)	Verizon Wireless 15515 Sand Canyon Avenue IRVINE CA 92614	1	P. G.
CUP-092-2017	Southwest corner of Euclid Street and Brookhurst Street at 10870 Katella Ave #G	Conditional Use Permit request to operate a new 29,010 square foot Smart and Final with an Original Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License.	Thomas Tong 111 Pacifica, Suite 280 IRVINE CA 92618	2	M. P.

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CUP-093-2017	Northwest corner of Knott Street and Acacia Avenue at 12821 Knott St	A request to reinstate the previously approved land use entitlement under Conditional Use Permit No. CUP-379-14 to allow the applicant to retrofit an existing legal 50'-0" tall pole sign (double-sided with an existing sign area of 190 square feet), with a new 59'-0" tall electronic reader board sign (double-sided with a proposed sign area of 562 square feet) that will display on-premise advertisements.	Jason Brennan 12821 Knott Street GARDEN GROVE CA 92840	1	C. C.
CUP-095-2017	Right side of West Street, south of Chapman Avenue and north of Lampson Avenue at 12252 West St	A request to construct an 8,308 square foot fire station, replace a 1,000 square foot community building with a 2,000 square foot community building, in conjunction with associated site improvements at West Haven park located in the O-S (Open Space) zone.	Tom Schultz 11301 Acacia Parkway GARDEN GROVE CA 92840	1	L. M.
CUP-595-02 (MM1)	Southeast corner of Garden Grove Boulevard and Partridge Street at 12752 Garden Grove Blvd #100	A request for minor modification to the approved plans under Conditional Use Permit No. CUP-595-02 to re-open a vocational (trade) school, which provides programs to train veterinary assistants and technicians.	Sheri Candeletta 715 E Walnut Way ORANGE CA 92867	5	C. C.
PM-2016-164	Southeast corner of Lampson Avenue and Industry Street, at 7180 Lampson Avenue and 12570 Industry Street	A request to subdivide an MP (Industrial Park) zoned property, approximately 3.3-acres in size, into two separate parcels approximately 1.8-acres and 1.5-acres in size, respectively. The property is improved with two freestanding industrial buildings, which will each be on their own separate parcel. The site is at 7180 Lampson Avenue and 12570 Industry Street.	Russell Fenton 2050 Main Street, Suite 240 IRVINE CA 92614	4	M. M.
SP-030-2016 CUP-088-2016 DA-003-2016	South side of Chapman Avenue, west of Brookhurst Street at 9852 Chapman Ave	A request for Site Plan to demolish an existing 76,080 square foot commercial building and construct a two-story 100,514 square foot office building with associated parking and landscape improvements in conjunction with a Conditional Use Permit request to operate a County office. A Development Agreement is also included.	Roy Cotterill, PWC Architects 3320 Data Drive, Suite 200 RANCHO CORDOVA CA 95670	ON HOLD	C. C.

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SP-031-2016 DA-004-2016	North side of Bixby Avenue and east of Gilbert Street at 9691 Bixby Ave	The applicant is requesting Site Plan approval to construct a 10-unit, two-story apartment complex, located at 9691 Bixby Avenue, with a 20% affordable housing density bonus for "low income" families. Pursuant to State Density Bonus Law, the applicant is requesting two (2) waivers from the R-3 zone development standards - (1) residential units within ten (10) feet of a drive aisle; and (2) residential units within fifteen (15) feet of a guest parking areas. A Development Agreement and a Density Bonus Housing Agreement are also proposed. Exempt – CEQA Guidelines § 15332.	Bryson Nguyen 8732 Jennrich Ave WESTMINSTER CA 92683	4	C. C.
SP-032-2016	North side of Westminster Avenue and west of Taft Street at 10691 Westminster Ave	A request for Site Plan approval to construct a new approximately 3,000 square foot one-story building, for the operation of a retail meat market, on a vacant 13,259 square foot lot, located at 10691 Westminster Avenue (APN: 099-504-44), along with associated improvements, which include a parking lot and landscaping.	TD/PH&D Company Inc. 10612 Trask Avenue GARDEN GROVE CA 92843	1	C. C.
SP-033-2017	East side of Harbor Boulevard, south of Garden Grove Boulevard at 13200-13220 Harbor Boulevard	A request for Site Plan approval to construct an approximately 4,954 square foot commercial pad building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center.	Doug Bergman 2850 Saturn Street BREA CA 92821	1	M. M.

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