



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

**This report is for 3rd Quarter 2019
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
A-026-2019 LLA-023-2019 FYD-005-2019	South side of Stanford Avenue between Gilbert Street and Brookhurst Way, at 9792 Stanford Ave	Request for approval of a Zone Change and Lot Line Adjustment to reconfigure existing lot lines of a project site, which is currently comprised of four (4) legal lots, in order to reduce the total number of lots from four (4) lots to three (3) lots, for the purpose of constructing a single-family dwelling unit on each lot. The entire project site is .97-acre, and is currently vacant. The request will include a Zone Change to amend the zoning designation of the project site from R-1 (Single-Family Residential) with a minimum lot size of 15,000 square feet to R-1 (Single-Family Residential) with a minimum lot size of 11,000 square feet, and a Lot Line Adjustment to reconfigure the existing lot lines to create three (3) lots with new lot areas of 14,172 square feet, 14,224 square feet, and 14,275 square feet. Also, Front Yard Determination to designate the interior street side of Lot 1 as the front of the property.	Kevin Dinh 23114 Petroleum Ave TORRANCE CA 90502	1	M. P.
CUP-162-2019	West of Harbor Blvd, between Garden Grove Blvd and Banner Dr., at 13141 Harbor Blvd	A request for a CUP to construct a new unmanned wireless telecommunication facility of 60ft height on a 43,850 sf lot located with the HCSP-TS zoning district. The property is previously improved with a single story, multi-tenant, commercial building and an existing 59-foot tall mono-palm operating under CUP No.115-03.	Los Angeles SMSA LP dba Verizon Wireless 15505 Sand Canyon Avenue Irvine CA 92618	5	H. L.
CUP-163-2019	West of Brookhurst Street, between Chapman Avenue and Lampson Avenue, at 12332 Brookhurst St	A request for Conditional Use Permit approval to operate an existing restaurant, Tam's Restaurant and Sandwich, located at 12332 Brookhurst St., with a new original State Alcoholic Beverage Control (ABC) Type "41" (On Sale Beer & Wine – Eating Place) License.	Thuc Lai 9738 Westminster Avenue #104 GARDEN GROVE CA 92844	9	H. L.

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CUP-164-2019	East side of Clinton Street, south of Westminster Avenue, north of Keel Avenue, west of Buena Street, at 12600 Westminster Ave	A CUP request to operate a "Public Works General Contractor" storage yard and office. Approximately 30% of the floor area will be used for the construction company's regional Orange County office, and the remaining 70% for the storage and warehousing of supplies and materials. The requests proposes the combination of units D and E at 12600 Westminster Ave.	Diamond-Star Associates, Inc. (Chris Lamm) 4100 MacArthur Boulevard Suite 330 Newport Beach, CA 92660	5	P. K.
CUP-165-2019	Northwest corner of Garden Grove Boulevard and Beach Boulevard, at 12965 Beach Blvd and 7901 Garden Grove Blvd	A request for Conditional Use Permit (CUP) approval to operate a new 1,533 square foot gym, Club Pilates, at 12965 Beach Boulevard, located in an integrated shopping center, 22 & Beach.	Frontier Village Center LLC (Tom Carpenter) 610 Newport Center Drive Suite 1520 NEWPORT BEACH CA 92660	6	P. K.
CUP-166-2019	Southeast corner of Garden Grove Boulevard and Cypress Street, at 10582 Garden Grove Blvd	A request for Conditional Use Permit approval to upgrade from an ABC Type "20" (Off-Sale, Beer and Wine) to a Type "21" (Off-Sale, General) License at an existing convenience store, Mega Mart, located at 10582 Garden Grove Boulevard.	Nirav Patel, 10582 Garden Grove Boulevard, GARDEN GROVE CA 92843	5	P. K.
CUP-167-2019	West side of Harbor Boulevard, north of Chapman Avenue, at 11931 Harbor Boulevard	A request for Conditional Use Permit approval to operate an existing 118,908 square foot hotel, Residence Inn, located at 11931 Harbor Boulevard, with a new State Alcohol Beverage Control (ABC) Type "47" (On-Sale General, Eating Place) License for a proposed lounge/bar with restaurant in existing lobby area. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the lobby area, CUP-096-2017, shall be revoked and become null and void.	Innskeepers Hospitality Management, LLC 222 Lakeview Ave., Ste 200 WEST PALM BEACH FL 33401	2	M. M.

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CUP-168-2019	Northwest corner of Century Blvd and Euclid St, at 13302 Century Blvd #A	A request for a Conditional Use Permit to operate a new vocational cosmetology school in an existing 3,372 square foot commercial tenant space at 13302 Century Boulevard Unit A. The school will be limited to maximum of 19 students, and 3 instructors at any one time.	Power Tran 8942 Garden Grove #204 GARDEN GROVE CA 92844	2	P. K.
CUP-169-2019	South side of Garden Grove Boulevard and west of Newland Street, at 8604 Garden Grove Blvd	A request for Conditional Use Permit approval to allow an existing liquor store, Crazy Liquor, located at 8604 Garden Grove Boulevard, to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License. The existing liquor store is currently operating with an ABC Type "20" (Off-Sale, Beer and Wine) License, under the approval of Conditional Use Permit No. CUP-076-2016. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-076-2016, shall be revoked and become null and void.	Wael Allahham 8604 Garden Grove Blvd GARDEN GROVE CA 92844	2	C. C.
DR-043-2019	East side of La Bonita Avenue just north of Westminster Avenue, at 13942 La Bonita Ave	A request to construct a duplex, consisting of two (2) detached units, on a lot located at 13942 La Bonita Avenue (Assessor's Parcel No. 100-153-10), which is improved with an existing 752 square foot one-story dwelling unit and an existing detached two-car garage. The scope of work will include the following: (i) demolish the existing dwelling and detached two-car garage; (ii) construct a new 1,962 square foot two-story dwelling unit (Unit 1) with a new attached two-car garage; and (iii) construct a new 2,194 square foot dwelling unit (Unit 2) and attached two-car garage.	Andrew Do 2870 Sycamore Lane ARCADIA CA 91006	5	P. K.

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DR-044-2019	Southwest corner of Stanford and Lucille Avenue, at 12751 Lucille Ave	A request to construct a 2nd dwelling unit with an attached 2-car garage at the rear of the property, to create a duplex on a R-2 zoned property located at 12751 Lucille Avenue. The lot is currently improved with a single family dwelling with an attached, two-car garage. In conjunction with the request, the applicant proposes to remodel the interior of the existing unit, located in front of the property, combining two bedrooms and one bath to create one (1) large master bedrooms with a jack-and-jill bathroom. No change in building footprint of the main dwelling has been proposed.	Orchid Nguyen 12751 Lucille Avenue GARDEN GROVE CA 92841	3	H. L.
SP-044-2017 (REV. 2019) V-024-2019	East side of Euclid Street just south of Acacia Parkway, at 12900 Euclid St	A request for modification to the approved plans under Site Plan No. SP-044-2017, for SteelCraft, to allow: (i) an approved bike rack/locker, located along the Euclid Street frontage, to be converted to a retail tenant space; and (ii) to modify a portion of the approved perimeter fence around the establishment, by extending the fence height to eight feet, for security purposes during non-business hours. Also, a request for Variance approvals: (i) for a deviation from the front setback requirement to allow the use of a container, which was originally approved as a bike rack/locker, for use as a retail tenant space, within a portion of the front setback area along the Euclid Street frontage; and (ii) for a deviation from the maximum fence height requirement to allow a portion of the eight-foot high perimeter fence to be located within the front setback area.	SteelCraft Garden Grove LP 3750 Long Beach Blvd, Suite 200 LONG BEACH CA 90807	9	C. C.
SP-073-2019	West side of Louise Street between Acacia Avenue and Garden Grove Boulevard, at 12931 Louise St	A request for Site Plan approval to demolish all existing on-site improvements, which include an existing single-family residence and two (2) detached accessory structures, and to construct four (4) new two-story apartment units, along with associated site improvements, on a 14,967 square foot lot, located at 12931 Louise Street (Assessor's Parcel No. 133-474-07).	Frank Le 14211 Riata St WESTMINSTER CA 92683	5	C. C.

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SP-075-2019 V-025-2019	South of Imperial Avenue, between Hope Street and Deanann Place, at 10182 Imperial Ave	Site Plan request to construct two (2) detached, two-story, multiple-family residential units with an attached two (2) car enclosed garage on a 8,837 square foot lot. Each unit will have a total living area of 2,067 square feet and 2,195 square feet. As part of this project, a five-foot public right-of-way street dedication is required, which will reduce the lot size to 8,485 square feet. In conjunction to the building request, Variance request to allow the project to deviate from the minimum 8,712 square foot lot size of the R-2 zone. The existing single-family home will be demolished to accommodate the proposed development.	An Ha 12862 Joy Street GARDEN GROVE CA 92840	5	H. L.
SP-076-2019	Southwest corner of Garden Grove Boulevard and Haster Street, at 12862 Garden Grove Boulevard	A request for Site Plan approval to relocate certain specific existing billboards and convert them into one (1) two-sided electronic billboard located along the Garden Grove (22) Freeway. A Mitigated Negative Declaration has been prepared for this project and will be considered for adoption along with the subject Site Plan.	Outfront Media 1731 Workman Street LOS ANGELES CA 90031	1	P. G.
SV-001-2019	Southern portion of Brady Way, south of Stanford Avenue, at 12821 Knott St	A request for the Planning Commission to find and report to the City Council, pursuant to Government Code Section 65402, that the proposed street vacation and disposition of the southern portion of Brady Way, south of Stanford Avenue, as depicted in Attachment "A", by the City of Garden Grove is in conformity with the General Plan.	City of Garden Grove	5	C. C.

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