



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

**This report is for 1st Quarter 2020
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-011-2014 (MM1)	Southwest corner of Brookhurst Street and Westminster Avenue, at 9856 Westminster Ave	A REQUEST FOR A MINOR MODIFICATION TO EXISTING CONDITIONAL USE PERMIT NO. CUP-011-2014 FOR A "DAY CARE FACILITY, ADULT," EVERGREEN WORLD, AT 9856 WESTMINSTER AVENUE. THE REQUEST IS FOR MINOR ALTERATIONS TO THE FLOOR PLAN, AND THE CONDITIONS OF APPROVAL TO ALLOW LIVE ENTERTAINMENT AS A PROGRAM FOR THE DAY CARE'S PATRONS ONLY.	Evergreen World, Inc. 9856 Westminster Avenue GARDEN GROVE CA 92844	5	P. K.
CUP-103-65 (REV. 2020)	Southwest corner of Katella Avenue and Dino Circle, at 10802 Katella Ave	A request for modification to the approved plans under Conditional Use Permit No. CUP-103-65, for an existing carwash, located at 10802 Katella Avenue (APN: 089-010-50), to allow building and site improvements, which include facade renovation, new landscaping, and a revision to the drive-thru and parking lot layout to improve vehicular access and circulation.	PDS West Inc. 10802 Katella Ave ANAHEIM CA 92804	5	C. C.
CUP-177-2020	Southwest corner of Garden Grove Boulevard and Gilbert Street, at 9446 Garden Grove Blvd	A request for Conditional Use Permit (CUP) approval to operate a new 1,510 square foot massage establishment, Rainbow Massage, located at 9446 Grove Boulevard (APN: 098-221-04), within an existing multi-tenant commercial shopping center.	Qing Geng 241 E Emerson Ave MONTEREY PARK CA 91755	9	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



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

**This report is for 1st Quarter 2020
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-178-2020	East side of Harbor Boulevard and south of Chapman Avenue, at 12100 Harbor Blvd	A request for Conditional Use Permit approval to allow an existing retail store, Target, located at 12100 Harbor Boulevard, to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License. The existing retail store is currently operating with an ABC Type "20" (Off-Sale, Beer and Wine) License, under the approval of Conditional Use Permit No. CUP-132-04. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-132-04, shall be revoked and become null and void.	Target Corporation 33 S 6th St, CC-1128 MINNEAPOLIS MN 55402	1	C. C.
CUP-179-2020	Northwest corner of Century Boulevard and Walnut Street, at 13071 Century Blvd	A request for Conditional Use Permit approval to re-establish a general auto repair use within an existing nonconforming 1,235 square foot building, previously used for general auto repair.	Nam Vo 12792 Leroy Ave GARDEN GROVE CA 92841	5	M. M.
CUP-182-2020	East of Euclid Street, north of Bixler Circle, at 11832 Euclid Street, at 11832 Euclid St	A request for Conditional Use Permit approval to allow the construction and operation of a 60'-0" tall, unmanned, wireless telecommunication facility disguised as a pine tree (mono-pine), along with a 8' 0" tall equipment enclosure.	Willy Kazimi obo ATT Wireless 3300 Irvine Ave #300 NEWPORT BEACH CA 92660	1	M. M.
CUP-184-2020	Southwest corner of the Westminster Avenue and Lake Street, at 10602 Westminster Ave	The applicant requests Conditional Use Permit approval to operate an existing service station, OC Gas, with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer & Wine) License.	Donald Le 10602 Westminster Ave WESTMINSTER CA 92683	1	H. L.

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 - Finald
9- Project/Permit Complete



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

**This report is for 1st Quarter 2020
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-185-2020	Southwest corner of Brookhurst Street and Garden Grove Boulevard, at 10130 Garden Grove Blvd	A request for Conditional Use Permit approval to upgrade the current State's Alcoholic Beverage Control (ABC) License from a Type "41" (Off-Sale, Beer and Wine - Eating Place) License to a Type "47" (On-Sale, General - Eating Place) License , for an existing restaurant, Oc & Lau, located at 10130 Garden Grove Blvd. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-013-2014, shall be revoked and become null and void.	Tina Nguyen 10130 Garden Grove Blvd. #111-113 GARDEN GROVE CA 92844	1	H. L.
CUP-339-11 (REV. 2020)	Southeast corner of Western Avenue and Lampson Avenue, at 12552 Western Ave	A request to modify the approved plans and Conditions of Approval, under Conditional Use Permit No. CUP-339-11 (REV. 2014), for an existing indoor sports facility, MAP Sports Facility, located at 12552 Western Avenue (Assessor's Parcel No. 215-032-01), to expand the hours of operation allowing daytime weekday business hours and activities and to expand the existing parking lot to provide additional parking spaces.	The Map Sports Facility 12552 Western Ave GARDEN GROVE CA 92841	1	C. C.
DR-046-2020	East side of Magnolia St, between Stanford Ave and Garden Grove Blvd, at 12782 Magnolia St	A request to construct a duplex, consisting of two (2) attached units, on a lot located at 12782 Magnolia Street (Assessor's Parcel No. 133-432-34), which is improved with an existing 1,203 square foot one-story dwelling unit, and an existing attached 356 square foot two-car garage. The scope of work will include the following: (i) to demolish the existing 356 square foot garage, and 125 square feet of the existing unit; (ii) to add 290 square feet on the first floor, 847 square feet on the second floor, and a new 400 square foot garage for a combined 2,615 square foot Unit 1; and (iii) construct a new 3,112 square foot two-story dwelling with a 460 square two-car garage, for a combined 3,572 square foot Unit 2. There is a 15-foot street dedication along Magnolia Street.	Jenny Ly & William Tran 12782 Magnolia Street GARDEN GROVE CA 92841	5	P. K.

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



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

**This report is for 1st Quarter 2020
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
PM-2022-2020 SP-084-2020	Between Mac Murray and Magnolia Streets, just north of Chapman Avenue, at 11841 Magnolia St	A request for Site Plan approval to construct two (2) new single family residences at 11841 Magnolia Street. Each home will be 3,175 square feet, with 5 bedrooms, 4 baths, kitchen, living room, family room, dining room, and 706 square foot 3-car garage. Also, a request for a Tentative Parcel Map approval to subdivide the existing 15,552 square foot property into two (2) equal parcels of 7,776 square feet each.	Vien N. Thai & Anh M. Thai 2140 W. Victoria St. ANAHEIM CA 92804	1	P. K.
SP-081-2020 Tentative Tract Map No. 18181	11712 Lampson Ave	A request for Site Plan and Tentative Map approval to subdivide an existing 47,286 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac (5th lot). Each will have a lot size of 10,238 square feet (Lot 1), 9,007 square feet (Lot 2), 10,034 square feet (Lot 3), and 7,576 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and will include the construction of a new second-story addition and an attached Accessory Dwelling Unit (ADU). Lots 2, 3 and 4 will each be improved with a new two-story, single-family home and an accessory dwelling unit. Also, a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.	Nhan Vuong (for Cerfited mail) 11022 Winners Circle, Suite 200 LOS ALAMITOS CA 90720	1	M. P.
SP-082-2020 CUP-180-2020	Northwest corner of Chapman Avenue and Dale Street, at 8471 Chapman Ave	A request to demolish an existing convenience store, and construct a new 2,232 sqft 24-hr convenience store with a 1,800 sqft fueling canopy with 4 Multi-Product Dispensing units, each with two pumps. The existing store currently licensed has a ABC Type-20 (Off-sale beer and wine) License, under CUP-228-08. The existing CUP will be revoked, and a new one created for the gas station, and for the Type-20 License.	7-Eleven, Inc. 1722 Routh Street, Suite 1000 DALLAS TX 75201	1	P. K.

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 - Finald
9- Project/Permit Complete



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

**This report is for 1st Quarter 2020
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
SP-083-2020	West of Adelle Street, between Garden Grove Boulevard and Acacia Avenue, at 12881 Adelle St	A request for Site Plan approval to demolish an existing duplex (two detached units) and an existing detached garage, and to construct a new attached, three-story, four unit (quadplex) apartment building, on a GGMU-2 zoned property located at 12881 Adelle Street (Assessor's Parcel No. 133-472-02).	Mark Tran 12601 Sweetbriar Dr. GARDEN GROVE CA 92840	1	H. L.
Tentative Tract Map No. TT-17455 (Amended 2020)	Northeast corner of Harbor Boulevard and Twintree Lane, at 12222 Harbor Blvd 12252 Harbor Blvd 12262 Harbor Blvd 12272 Harbor Blvd 12292 Harbor Blvd 12302 Harbor Blvd 12511 Twintree Ln 12531 Twintree Ln 12551 Twintree Ln 12571 Twintree Ln 12233 Choisser Rd 12235 Choisser Rd 12237 Choisser Rd 12239 Choisser Rd	A request to amend Tentative Tract Map No. TT-17455 that was originally approved by the Garden Grove City Council in 2017 to reconfigure 15 existing parcels to create two (2) commercial parcels to facilitate the development of the Site C Hotel Project; to adjust the rear lot lines of four (4) existing residential lots on Choisser Road; and to create the future commercial condominiumization of the Site C Hotel Project. The developer proposes to reconfigure and further subdivide the commercial lots for the Site "C" Hotel Project from two (2) to four (4) commercial lots, which continuing to maintain the same aggregate land area as previously approved. The amended Tentative Tract Map will create four (4) commercial lots to facilitate the development of the Site C Hotel Project; will adjust the rear lot lines of four (4) existing residential lots on Choisser Road; will create the future commercial condominiumization of the Site C Hotel Project; and will create a letter lot easement on Harbor Boulevard.	Danny Wei 12966 Euclid Street GARDEN GROVE CA 92840	5	M. P.
V-030-2020	At the end of the cul-de-sac on Sorrell Drive just south of Banner Drive, at 11831 Trask Ave	In order to facilitate the construction of a single-family dwelling on a residential lot (Assessor's Parcel No. 100-352-33), a request to reinstate the previously approved entitlement under Variance No. V-020-2018, which allowed: (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 Dr, GARDEN GROVE CA 92843	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 - Finald
9- Project/Permit Complete