



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

**This report is current through September 2020
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
A-029-2020	South side of Katella Avenue and just west of Magnolia Street, at 8932 Katella Ave	A request to rezone a property located at 8932 Katella Avenue (Assessor's Parcel Number 132-041-21) from O-P (Office Professional) to C-1 (Neighborhood Commercial).	David N. Alagband 4701 Von Karman Avenue Suite 100 NEWPORT BEACH CA 92660	4	C. C.
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-025-2014(MM1)	12081 Brookhurst St	Request to modify the CUP-025-2014 to add 338 square feet of storage area to the existing floor plan of an existing supermarket located at 12081 Brookhurst St. The subject property is located within the Neighborhood Mixed-Use zoning district.	BEST CHOICE MARKET PLACE INC. 12081 Brookhurst St. GARDEN GROVE CA 92840	9	H. L.
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.

Status #'s

1 - Awaiting Planning Comm. Review

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5 - Entitlements Granted

6 - In Plan Check

7 - Under Construction

8 - Finald

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	Northeast corner of Garden Grove Boulevard and Nutwood Street, at 10531 Garden Grove Blvd and 10561 Garden Grove Blvd	A request for Conditional Use Permit approval to operate a new TV studio, Saigon Broadcasting Television Network, within an existing 24,614 square foot building, located at 10531-10561 Garden Grove Boulevard (Assessor's Parcel Nos. 089 081 07 and 08).	Dan Nguyen 10182 Central Ave GARDEN GROVE CA 92843	9	C. C.
CUP-153-2019 SP-067-2019	East side of Buaro Street, south of Emrys Avenue, at 12612 Buaro St	A request for a Conditional Use Permit to operate an existing 3,918 square foot sanctuary space with 200 fixed seats (1,938 square foot ancillary space) along with two (2) existing ancillary buildings; and a request for a Site Plan to construct new 4,482 square foot ancillary building at 12612 Buaro Street. The request also includes parking lot slurry coat and re-striping, and a trash enclosure.	Sung H. Lee 5109 Zakon Road TORRANCE CA 90505	6	G. G.
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	7	H. L.

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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	9	M. M.
CUP-173-2019	East side of Euclid Street just south of Acacia Parkway, at 12900 Euclid St #110	A request for Conditional Use Permit (CUP) approval to operate a new wine-tasting establishment, Wilson Creek Winery, located at 12900 Euclid Street (Assessor's Parcel No. 090-164-37), Suite 110, within a food-focused multi-tenant development, known as SteelCraft. Wilson Creek Winery will operate with a new State Alcoholic Beverage Control (ABC) Type 02 License which allows for on- and off-sales of wine.	Wilson Creek Winery & Vineyards, Inc. (Attn: William J. Wilson) 35960 Rancho California Road TEMECULA CA 92591	5	P. K.
CUP-176-2020	Southwest corner of Euclid Street and Katella Avenue, at 10870 Katella Ave	A request for a Conditional Use Permit to operate an existing 29,112 square foot tenant space as a trade school, UEI College, for 220 students and 20 employees/instructors, located at 10870 Katella Avenue. The floor plan includes administrative offices, and classrooms and facilities for auto mechanic, , HVAC, dental hygenist, pharmacy technician, business, and medical courses.	Monica Maloney (CDL Design Group) 9265 Research Drive IRVINE CA 92618	8	P. K.

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CUP-182-2020	East of Euclid Street, north of Bixler Circle, at 11832 Euclid Street	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	6	M. M.
CUP-187-2020 IOU-003-2020 V-031-2020	Northwest corner of Chapman Avenue and Brookhurst Street, at 9691 Chapman Ave	A request for Interpretation of Use approval to determine the compatibility between an indoor playground with arcade games and the NMU zone classification, subject to Conditional Use Permit. In conjunction to the request, the applicant also requests approval of a Conditional Use Permit to allow the operation of a new, 14,000 square foot, indoor playground with arcades games and food services, L&L Kids Entertainment, at the Garden Grove Promenade shopping center; and approval of a Variance to deviate from the required minimum distance of 200 feet between an arcade and a residential zoned property.	L&L Kids Entertainment, Inc. 4046 Princeton Place YORBA LINDA CA 92886	6	H. L.
CUP-188-2020	South side of Garden Grove Boulevard, between Beach Boulevard, and Coast Street, at 8100 Garden Grove Blvd	A request for Conditional Use Permit approval to allow the operation of a new trade school, Sierra State University, in an existing 6,765 square foot 1-story building. The existing Conditional Use Permit governing the tenant space, for a culinary and trade school, CUP-035-2015, shall be revoked, and become null and void.	Young Yi Park 2064 Marengo Street, #200 LOS ANGELES CA 90033	6	P. K.

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CUP-189-2020	Northeast corner of Garden Grove Boulevard and Sungrove Street, at 12867 Garden Grove Blvd	Request for two new State ABC Licenses at the Holiday Inn Express, located at 12867 Garden Grove Boulevard. A Type "41" is requested in the existing breakfast/bar area on the ground floor. The bar area will have hours of 5:00 p.m. to 9:00 p.m. for indoor seating only, and will serve pre-made snack foods. A Type "20" is requested in the existing lobby gift shop, for the sale of canned and bottle beer.	Geunwoo Yun 10940 Odell Avenue SUNLAND CA 91040	5	P. K.
CUP-190-2020	South side of Garden Grove Boulevard, between Galway Street and Gilbert Street, at 9618 Garden Grove Blvd	The applicant is requesting Conditional Use Permit (CUP) approval to expand an existing adult trade school, Stanton University, to 8,125 square feet to increase the occupants from 15 students to 100 students and 14 employees, located on the second floor of an existing 28,822 square foot two story multi-tenant building, within the AR Galleria Shopping Center.	Stanton University 9618 Garden Grove Blvd Suite #217 GARDEN GROVE CA 92844	5	M. M.
CUP-191-2020	Southwest corner of Garden Grove Boulevard and Brookhurst Street, at 10130 Garden Grove Blvd #107	A request for Conditional Use Permit approval to operate an existing restaurant, Butaton, located at 10130 Garden Grove Boulevard #107, with a new Alcoholic Beverage Control (ABC) Type "41" License (On-Sale, Beer and Wine, Public Eating Place).	James Nguyen 10130 Garden Grove Blvd #107 GARDEN GROVE CA 92844	5	C. C.

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CUP-192-2020	Southwest corner of Magnolia Street and Garden Grove Boulevard, at 13031 Magnolia St	A request for Conditional Use Permit approval to allow an existing convenience store, as part of an existing service (gas) station, Mobil, located at 13031 Magnolia Street, to continue to operate with an existing State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. The existing convenience store is currently operating with an ABC Type "20" (Off-Sale, Beer and Wine) License, under the approval of Conditional Use Permit No. CUP-109-72, approved in 1972. The Municipal Code requires the approval of a new Conditional Use Permit when there is a change of ownership of an ABC licensed establishment not possessing a Conditional Use Permit approved after January 1, 1986. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-109-72, shall be revoked and become null and void.	Mobil Oil/Circle K Stores 13031 Magnolia St GARDEN GROVE CA 92844	5	C. C.
CUP-193-2020	West side of Harbor Boulevard just north of Westminster Avenue, at 13911 Harbor Blvd	A request for Conditional Use Permit approval to allow a new liquor store, Hero's Liquor and Market, located at 13911 Harbor Boulevard, to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License.	Girges Gad 13161 Harbor Blvd GARDEN GROVE CA 92843	DENIED	C. C.
CUP-194-2020	Southeast corner of Chapman Avenue and Haster Street, at 13054 Chapman Ave	A request for Conditional Use Permit approval to allow an existing convenience store, 7-Eleven, to continue to operate with an existing State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. The existing convenience store is currently operating with an ABC Type "20" (Off-sale, Beer and Wine) without a Conditional Use Permit. The Municipal Code requires the approval of a new Conditional Use Permit when there is a change of ownership of an ABC licensed establishment not possessing a Conditional Use Permit approved after January 1, 1986.	7-Eleven, Inc. 330 Lambert Rd BREA CA 92821	5	H. L.

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CUP-290-10 REV. 2014 (MM2)	North side of Garden Grove Boulevard and west of Magnolia Street, at 8851 Garden Grove Blvd #106 112	A request for minor modification to the approved plans under Conditional Use Permit No. CUP-290-10 REV. 2014, for an existing restaurant, Go Goo Ryeo Restaurant, located at 8851 Garden Grove Boulevard, Suite Nos. 106-112 (Assessor's Parcel No. 133-454-19), to convert an existing dining area to a salad bar and to change the counter orientation at the existing waiting area within the karaoke portion of the establishment.	Myung Lim 12551 Hinton Way SANTA ANA CA 92705	9	C. C.
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	4	C. C.
DR-039-2019	South side of Ora Drive, east of Roger Drive, at 11382 Ora Dr	Director's Review request to allow a fifth bathroom (a public/communal powder room), as part of a proposal to construct a two-story, 5,172 square-foot single family dwelling at 11382 Ora Drive.	Kamen Lai 8748 Valley Boulevard, #K ROSEMEAD CA 91770	7	P. K.

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DR-040-2019	South side of Russell Avenue, west of Deanann Place, east of Hope Street, North of Dakota Avenue, at 10232 Russell Ave	Director's Review request to construct two (2), two-story, multiple family dwelling units on a 9,641.25 square foot lot that is currently improved with a single-family home. The existing single-family home and detached garage will be demolished in order to accommodate the proposed residential development. Unit 1 will have a total living area of 1,925 square feet, while Unit 2 will have a total living area of 1,828 square feet. Each unit will consist of four (4) bedrooms, three (3) bathrooms, and a two-car enclosed garage. (Resubmittal of DR-021-2016)	Tu Van Nguyen 7362 Main Street Westminster CA 92683	7	P. K.
DR-041-2019	South of Lampson Avenue, east of Buaro Street, west of Leda Lane, north of Emrys Street, at 12322 Lampson Ave	Director's Review request to allow a fifth and sixth bathroom, as part of a proposal to construct a new two-story, 6,345 square-foot single family dwelling, detached three-car garage, and detached ADU at 12322 Lampson Avenue.	John A. Salat 11386 Woodgrove Road LAKE FOREST CA 92630	6	P. K.
DR-042-2019	South of Imperial Avenue, between Hope Street and Deanann Place, at 10186 Imperial Ave	A request to build a Single Family Dwelling on a legal non-conforming, R-2 zoned property. Currently, the lot is vacant and unimproved.	Toby Nguyen 14832 Monroe St. MIDWAY CITY CA 92655	7	H. L.

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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	6	P. K.
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	7	H. L.
DR-045-2019	Southwest corner of Dakota Avenue and Bowen Street, at 10232 Dakota Ave	A Director's Review request to demolish the existing single family dwelling to construct a new, detached, residential duplex on a R-2 zoned property located at 10232 Dakota Avenue.	LORNA GG, LLC 14221 Euclid St. , Ste. #D GARDEN GROVE CA 92843	7	H. L.

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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.
LLA-025-2020	Intersection of Loreleen Street and Catherine Avenue, west of Gilbert Street, at 9271 Catherine Ave and 12261 Loreleen St	A request for Lot Line Adjustment approval to eliminate two small parcels (Parcel "A" & Parcel "B"), for the purpose of reconfiguring the property line boundary between two developed, single-family residential properties, located at 9271 Catherine Avenue (parcel 1) and 12261 Loreleen Street (Parcel 2). No additional parcels will be created and no additional development is proposed.	Alice Rangel Juan Rangel 9271 Catherine Avenue GARDEN GROVE CA 92841	6	P. K.
PM-2020-112 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	5	P. K.

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PUD-010-2019 TT-18169-2019 SP-063-2019 V-022-2019	North side of 11th Street between Kerry Street and Brookhurst Street, at 9861 11Th St	A request by Melia Homes to develop a 1.8-acre lot, located at 9861 11th Street (Assessor's Parcel No. 098-120-18), with a multiple-family residential project consisting of 31 two- and three-story townhomes. The specific land use entitlement approvals requested include the following: (i) Residential Planned Unit Development zoning to facilitate the development of the townhome project; (ii) Site Plan approval to construct the 31 two- and three-story townhomes along with associated site improvements; (iii) Tentative Tract Map approval to subdivide the subject properties to facilitate the development of the townhome project; and (iv) Variance approval to deviate from the minimum lot size for a Residential Planned Unit Development.	Melia Homes Inc. (Attn: Chad Brown) 8951 Research Drive IRVINE CA 92618	7	C. C.
PUD-104-70 (REV. 2019) SP-079-2019	Northwest corner of Knott Street and Acacia Avenue, at 12821 Knott St	A request to amend Planned Unit Development No. PUD-104-70 to facilitate an expansion of the existing 119,836 square foot industrial building with the construction of a 45,335 square foot one-story addition of industrial space. Also, a request for Site Plan approval to construct the 45,335 square foot one-story addition of industrial space to the existing 119,836 square foot industrial building, along with associated site improvements. The site is at 12821 Knott Street, including that portion of Brady Way, which fronts along the westerly property line of the subject site.	Rexford Industrial Realty L.P. 11620 Wilshire Blvd, 10th Floor LOS ANGELES CA 90025	6	C. C.

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PUD-104-81/86/90 (Rev 2019)	NW Corner of Euclid/Quang Trung - West of Euclid Street, East of Corporate Drive, South of Forbes Avenue, and North of Emperor Quang Trung, at 14291 Euclid St and 14231 Euclid St	A request to amend PUD-104-81/86 Rev 90 to reduce the required landscape street setback in order to expand and improve the existing surface parking lot of a 47,922 square foot commercial shopping center. The proposal also includes the construction of a new two-story, 7,250 square foot building designated for retail and general office uses that will be presented as an item for consideration to the Planning Commission only. The subject lot is approximately 203,000 square feet. (The Conditions of Approval will pertain only to the PUD revision, and not the proposed building)	Bon Hoang 14291 Euclid Street, D-115 GARDEN GROVE CA 92843	9	P. K.
SP-037-2017TE2 CUP-106-2017TE2 V-015-2017TE2	North side of Garden Grove Boulevard and west of Knott Street, at 7051 Garden Grove Blvd	The applicant is requesting approval of a one-year time extension (Time Extension #2) for the approved entitlements under Site Plan No. SP-037-2017, Variance No. V-015-2017, and Conditional Use Permit No. CUP-106-2017, for (i) the construction of a new service (gas) station, with a new drive-thru convenience store, on a vacant lot located at 7051 Garden Grove Boulevard, (ii) Variance approval to deviate from the minimum rear setback requirement in order to construct a trash enclosure within the rear ten-foot setback, along the northerly property line (adjacent to the SR-22 Freeway), and (iii) Conditional Use Permit approval to allow the new convenience store to operate with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off Sale, Beer and Wine) License.	Rosa Estella Bermeo 7051 Garden Grove Blvd GARDEN GROVE CA 92841	5	C. C.

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SP-048-2018MM1	South Side of Garden Grove Boulevard, west of Brookhurst Street at 10080 Garden Grove boulevard and the property adjacent to the south at 9860 Larson Avenue	A request for modification of conditions of approval as well as replacement of a mitigation measure in a previously adopted Mitigated Negative Declaration for an approved 394-unit affordable senior housing project that includes 12,938 square feet of commercial retail space.	AMG & Associates, LLC 16633 Ventura Boulevard Suite 101 ENCINO CA 91436	7	L. M.
SP-053-2018 (Reinstatement-2020)	West side of Main Street, between Acacia Parkway and Garden Grove Boulevard, at 12885 Main Street 12885 Main St, 12891 Main St (Inactive)	A request to reinstate the approval of 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.	Avi Marciano 24 Hammond Ste. C IRVINE CA 92618	6	P. K.
SP-061-2019 PM-2019-2019	Located on the south side of Garden Grove Boulevard between Century and Euclid Avenue, located at 10862 Garden Grove Boulevard	A request for Site Plan approval to construct a new two-story, 9,229 square foot building for professional offices, medical offices, and retail on a 23,393 square foot lot along with site improvements that include a parking area with 41 spaces and landscaping. Along with a request for Tentative Parcel Map approval to consolidate the existing three (3) parcels into one (1) parcel.	Darren Nguyen 9246 Honeysuckle Avenue Fountain Valley CA 92708	7	P. G.

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SP-062-2019 LLA-020-2019	Southside of Garden Grove Blvd, west of Coast Street, at 8218 Garden Grove Blvd	Request to construct a 46-unit apartment complex with a 21.7% affordable housing density bonus on two lots located in the R-3 zone. The lots will be consolidated, and will have a total lot area of 66,000 square feet.	David Nguyen 9140 Trask Ave., Suite 202 Garden Grove, CA 92844	6	J. R.
SP-064-2019	South side of Westminster Avenue between Flower Street and Hope Street, at 10152 Westminster Ave and 10142 Westminster Ave	A request for Site Plan approval to demolish an existing 800 square foot medical office building and an existing detached 400 square foot two-car garage, and to construct a new 3,000 square foot two-story, office building, along with associated site improvements, on a lot located at 10152 Westminster Avenue (Assessor's Parcel No. 099-162-38), which will utilize a shared driveway with the abutting lot to the west, at 10142 Westminster Avenue (Assessor's Parcel No. 099-162-30), which is currently developed with an existing auto repair shop.	Annie Tran 1420 Bristol St North, Ste 220 NEWPORT BEACH CA 92660	7	C. C.
SP-065-2019 LLA-021-2019	South side of Central Avenue between Brookhurst Street and Flower Street, at 10052 Central Ave	A request for Site Plan approval to construct a new duplex, consisting of two (2) two-story attached dwelling units, on an 11,700 square foot vacant site, located at 10052 Central Avenue. Also, a request for Lot Line Adjustment approval to remove an existing lot line between the two (2) subject parcels, Assessor's Parcel Nos. 099-031-09 and 099-031-08, thereby consolidating the two (2) lots into a single lot.	My Dam 12866 Main St #101 GARDEN GROVE CA 92840	6	C. C.

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SP-069-2019 CUP-155-2019	North side of Chapman Avenue, west of Brookhurst Street, located at 9845 Chapman Avenue	A request for Site Plan and Conditional Use Permit approval to rebuild an existing 3,710 square foot McDonald's restaurant pad building with a drive-thru on the southerly portion of the existing Garden Grove Promenade shopping center, along with site improvements that include re-configuring of the existing parking spaces and drive-thru lane, and new landscaping.	Christine Cho/ McDonald's Corporation 3800 Kilroy Airport Way, Ste. 200 LONG BEACH CA 90806	8	M. M.
SP-070-2019 V-023-2019	Northwest corner of Westminster Avenue and Atlantis Way, at 9191 Westminster Ave	A request for Site Plan approval to construct a 7,140 square foot 3rd floor addition to an existing 2-story 29,736 square foot medical office building, located at 9191 Westminster Avenue (APN: 098-401- 22). The new 3rd floor addition areas are intended for additional medical office and storage space. Also, a request for Variance approval to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new 3rd floor addition.	Michael Dao 9191 Westminster Avenue GARDEN GROVE CA 92844	6	C. C.
SP-071-2019	West side of Nelson Street, north of Stanford Avenue, at 12701 and 12671 Nelson Street	A request by St. Columban Church, located at 10801 Stanford Avenue, for Site Plan approval to convert two existing single family dwellings, located across Nelson Street at 12671 and 12701 Nelson Street, on an approximately 21,760 square foot lot, into 3,007 square feet of additional office and meeting space.	Saint Columban Church 10801 Stanford Avenue GARDEN GROVE CA 92840	6	M. M.

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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	7	C. C.
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	6	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	7	P. G.

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SP-078-2019 CUP-158-2019	11352 Acacia Pkwy 12911 7 Th St 12902 7 Th St 12912 7 Th St 12911 8 Th St 12932 7 Th St 11361 Garden Grove Blvd 11391 Garden Grove Blvd 11412 Acacia Pkwy	A request by Cottage Industries, LLC for approval of a Site Plan and a Conditional Use Permit for the Cottage Industries Art Block Project. The proposed Site Plan would allow the conversion of nine (9) existing residential structures and nine (9) existing accessory structures, along with allowing the construction of six (6) new commercial structures with a combined square footage of 2,800 square feet, to accommodate new commercial restaurant, office/service, and motel uses. The Conditional Use Permit will allow the operation of a motel use within ten (10) building structures located on six (6) properties of the project site. The project site includes a total of nine (9) properties located within the Civic Center Area.	Cottage Industries, LLC 709 Randolph Ave COSTA MESA CA 92626	5	M. P.
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 11022 Winners Circle, Suite 200 LOS ALAMITOS CA 90720	5	M. P.

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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	5	P. K.
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	6	H. L.
SP-085-2020	Southeast corner of Harbor Boulevard and Chapman Avenue, at 12100 Harbor Blvd	A Site Plan request to convert the existing garden center structure to additional stock area for an existing Target store. The existing garden center is approximately 9,800 square feet, with the new stock room only taking 9,292 square feet, and the remaining 508 square feet being demolished. No changes are proposed to the remainder of the site, parking area, or drive aisles. The subject property is located at 12100 Harbor Boulevard, in the HCSP zone.	Kimley-Horn and Associates, Inc. (Justin Becker) 401 B Street, Suite 600 SAN DIEGO CA 92101	7	P. K.

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SP-086-2020 LLA-024-2020	North of Chapman Avenue, between Gilbert Street and Brookhurst Street, at 9665 Chapman Ave	A request for Site Plan approval to construct a new, 4,200 square foot, one-story bank building for Citi Bank along with associated site improvements at the Garden Grove Promenade shopping center. In conjunction with the request, the applicant also requests approval of a Lot Line Adjustment to adjust an interior lot line by 61.99 feet, to accommodate the construction of the new building.	HGGA PROMENADE, L.P. 23 Corporate Plaza, Suite 245 NEWPORT BEACH CA 92660	6	H. L.
SP-087-2020 PM-2023-2020	Southwest corner of Harbor Boulevard and Trask Avenue, at 13551 Harbor Blvd	A request for Site Plan approval to construct a new 43,934 square-foot self-storage facility with an office and a manager's dwelling along with associated site improvements on a property located at 13531 and 13551 Harbor Boulevard. Also, a Tentative Parcel Map approval to consolidate four (4) existing parcels into one (1) single lot to accommodate the construction of the new self-storage facility.	William T. Truxaw 1915 W. Orangewood Avenue ORANGE CA 92868	6	H. L.
SP-090-2020	Southeast corner of Chapman Avenue and Harbor Boulevard, at 12002 Harbor Blvd	A request for site plan approval for the opening of a new drive-thru 7 Leaves Cafe in an existing 1,900 square foot drive-thru building. The proposal includes: interior and exterior tenant improvements, and change of use from a drive-thru pharmacy to a drive-thru restaurant. The subject property is located at 12002 Harbor Boulevard, in the Harbor Corridor Specific Plan (HCSP) zone.	7 Leaves Cafe (Vinh Nguyen) 14361 N Euclid St, Ste. 3a & 3b GARDEN GROVE CA 92843	6	P. K.

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SP-091-2020	Southwest corner of Trask Avenue and Brookhurst Street, at 9898 Trask Ave	A request to expand the existing Hyundai car dealership showroom and service center. The existing open-air service drive-up area will be enclosed, and slightly expanded. The showroom and customer service building will also be expanded. In total, approximately 3,000 square feet of existing building area will be enclosed, and approximately 500 square feet added. A new approximately 700 square foot vehicle pick-up canopy will be added. The facade of the existing building will also be redone. The subject site is located at 9898 Trask Avenue.	Pete Shaver 16555 Beach Boulevard GARDEN GROVE CA 92647	1	P. K.
SP-092-2020 PM-2018-122	12872 Lampson Ave	A request for Site Plan approval to construct two (2) new single family residences at 12872 Lampson Street. One home will be 3,182 square feet, with six (6) bedrooms, four (4) bathrooms, a kitchen, living room, family room, dining room, and a three-car garage. The second home will be 3,247 square feet, with four (4) bedrooms, four (4) bathrooms, a kitchen, family room, dining room, living room, and two-car garage. Also, a request for a Tentative Parcel Map approval to subdivide the existing 14,400 square foot property into two (2) parcels of 7,200 and 6,916 square feet, with the remaining 284 square feet going towards a street dedication. Lastly, a request for a Variance approval because one of the proposed properties does not meet the minimum lot size of 7,200 square feet.	Lieu Nguyen & Hieu Tran 10552 Sycamore Avenue STANTON CA 90680	1	P. K.
SP-329-03 (MM1)	Southwest corner of Garden Grove Boulevard and Brookhurst Street 10130 Garden Grove Blvd, at 13011 Brookhurst St	A request for minor modification to the approved plans under Site Plan No. SP-329-03, for an existing multi-tenant commercial shopping center, Garden Grove Festival Square, located at 10130 Garden Grove Boulevard and 13011 Brookhurst Street (Assessor's Parcel Nos. 098-070-63 and 65), to relocate an existing trash enclosure, and to modify the existing parking lot to stripe additional parking spaces.	Joe Garcia 17220 Newhope St Fountain Valley CA 92708	5	C. C.

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Tentative Tract Map No. TT-17455 (Amended 2020)	Northeast corner of Harbor Boulevard and Twintree Lane.	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	6	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	6	C. C.

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