



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

**This report is for 3rd Quarter 2020  
For the most recent information contact the Planning Division at (714) 741-5312.**

<b>CASE #</b>	<b>SITE ADDRESS</b>	<b>PROJECT DESCRIPTION</b>	<b>APPLICANT</b>	<b>STATUS</b>	<b>PLANNER</b>
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-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.

**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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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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SP-053-2018 (Reinstatement-2020)	West side of Main Street, between Acacia Parkway and Garden Grove Boulevard, at 12885 Main Street	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-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.

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