



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

**This report is current through December 2020
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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	DENIED	M. P.
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	9	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.

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CUP-025-2014(MM1)	, at 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-057-2016 (REV.2019)	, at 12942 Main St	A request for outdoor dining in the public right-of-way for an existing restaurant, Louie's on Main, located at 12942 Main Street, which currently operates under Conditional Use Permit No. CUP-057-2016 with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General for Bona Fide Public Eating Place) License.	ANGELO TAVLARIDES 239 CORONADO AVENUE LONG BEACH CA 90803	9	H. L.
CUP-100-2017(REV. 2019)	West side of Harbor Boulevard, North of Chapman Avenue, at 12361 Chapman Avenue., at 12361 Chapman Ave	A request to modify Conditional Use Permit No. CUP-100-2017 to add a new State Alcoholic Beverage Control (ABC) Type "68" (Portable Bar) License for a speakeasy bar to a 10,807 square foot eating establishment, NOVA Restaurant, which was previously approved to operate with an ABC Type "47" (On-Sale, General, Bona Fide Public Eating Place) License.	Grove Palace, LLC 12361 Chapman Avenue GARDEN GROVE CA 92840	9	M. M.
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.

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CUP-149-2019	South side of Garden Grove Boulevard, between Magnolia Street and Cannery Street, at 9106 Garden Grove Boulevard, at 9106 Garden Grove Blvd	A request for Conditional Use Permit approval to operate a new body massage establishment, Healthy Spa Massage, within a 900 square-foot tenant space within an existing multi-tenant commercial center.	Thu Pham Anh Nguyen 13181 Lampson Ave., #215 GARDEN GROVE CA 92840	9	M. M.
CUP-151-2019	South side of Garden Grove Boulevard between Cannery Street and Casa Linda Lane, at 9240 Garden Grove Blvd #18	A request for Conditional Use Permit approval to operate an existing restaurant, Ondal Restaurant, within an existing 1,440 square foot restaurant tenant space, located at 9240 Garden Grove Boulevard #18, with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	YH Seafood Enterprises, Inc. 9240 Garden Grove Blvd #18 GARDEN GROVE CA 92844	9	P. K.
CUP-152-2019	Southeast corner of McFadden Avenue and Ward Street, at 10522 Mcfadden Ave #A	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 a mini-mart, D & M Market, located on a property zoned C-1 (Neighborhood Commercial) at 10522 McFadden Avenue.	Mary Gerges 10522 McFadden Ave A GARDEN GROVE CA 92843	9	H. L.
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-stripping, and a trash enclosure.	Sung H. Lee 5109 Zakon Road TORRANCE CA 90505	CANCELLED	G. G.

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CUP-154-2019	NE corner of Valley View Street and Lampson Avenue, at 12422 Valley View St	a request for Conditional Use Permit approval to operate an existing 926 square-foot service station convenience store, located at 12422 Valley View Street in the C-2 (Community Commercial) zone, with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. See attached plans for more information.	Saeed Khadem 47 Sandpiper IRVINE CA 92604	9	H. L.
CUP-157-2019	West side of Euclid Street, north of Hazard Avenue between Forbes Avenue and Emperor Quang Trung, at 14241 Euclid St #C111 112	A REQUEST FOR A CONDITIONAL USE PERMIT APPROVAL TO OPERATE AN EXISTING RESTAURANT, QUAN GIO BAR & GRILL, WHICH CURRENTLY OPERATES WITH AN ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE "41" (ON-SALE, BEER AND WINE, PUBLIC EATING PLACE) LICENSE WITH LIVE ENTERTAINMENT IN THE FORM OF KARAOKE AND AN AMPLIFIED INSTRUMENTALIST WITH A SOLO PERFORMER. IN CONJUNCTION WITH THE REQUEST, THE PLANNING COMMISSION WILL CONSIDER A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 – EXISTING FACILITIES. UPON APPROVAL AND EXERCISE OF THE SUBJECT REQUEST, THE CONDITIONAL USE PERMIT PREVIOUSLY GOVERNING THE TENANT SPACE, CUP-606-02, SHALL BE REVOKED AND BECOME NULL AND VOID.	Tuan Tran and Chuong Pham 18886 Quince Cir FOUNTAIN VALLEY CA 92708	9	M. P.
CUP-159-2019	South of Katella Avenue and north of Euclid Street. , at 10672 Katella Ave	A request for Conditional Use Permit approval to operate an existing sports bar, The Cave Sports Bar, located at 10672 Katella Avenue, with a new original State Alcoholic Beverage Control (ABC) Type "48" (On-Sale General for Public Premises) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-403-98, shall be revoked and become null and void.	Jaime Arcadia 1718 W. Civic Center Dr. SANTA ANA CA 92703	9	H. L.

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CUP-161-2019	South side of Garden Grove Blvd, east of Newland St, at 8762 Garden Grove Blvd #104	Conditional Use Permit to operate a new restaurant, Secret Pho, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	Peter Nguyen 12651 Pearce Street GARDEN GROVE CA 92843	9	P. K.
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.
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.
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	9	P. K.

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CUP-165-2019	Northwest corner of Garden Grove Boulevard and Beach Boulevard, at 12965 Beach Blvd, 7901 Garden Grove Blvd (Inactive) #1	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	9	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	9	P. K.
CUP-167-2019	West side of Harbor Boulevard, north of Chapman Avenue, at 11931 Harbor Boulevard., at 11931 Harbor Blvd	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-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	9	P. K.

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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	5	C. C.
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-174-2020	Southwest corner of Westminster and Brookhurst - Mall of Fortune, at 9906 Westminster Ave #B	A request for Conditional Use Permit to operate a new restaurant, Tam Bien Restaurant, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The existing restaurant received approval for a ABC Type-41 (On-Sale, Beer and Wine, Public Eating Place) License, under CUP-369-13, but was never exercised. The existing CUP-369-13 will be revoked, and become null and void.	Chu Bat Gioi, Inc. (Tam Bien Restaurant) 9906 Westminster Avenue Suite B GARDEN GROVE CA 92844	8	P. K.

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CUP-175-2020	Southwest corner of Westminster and Brookhurst - Mall of Fortune, at 9904 Westminster Ave #B	A request for Conditional Use Permit to operate an existing restaurant, CTB Eatery, with an original Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License.	Five Brothers Corp. 9904 Westminster Avenue Suite B GARDEN GROVE CA 92844	9	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 hygienist, pharmacy technician, business, and medical courses.	Monica Maloney (CDL Design Group) 9265 Research Drive IRVINE CA 92618	9	P. K.
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.
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	9	C. C.

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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	9	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	7	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	9	H. L.
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	9	H. L.

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CUP-186-2020	South side of Acacia Avenue between Nutwood Avenue and Joy Street, at 10527 Garden Grove Blvd	A request for Conditional Use Permit approval to operate a new "Industry, Standard" use, Phase Diagnostics, Inc., located at 10527 Garden Grove Boulevard (Assessor's Parcel No. 089-081-13). Phase Diagnostics specializes in research and development of novel sample preparation and diagnostic technologies and products, including the manufacturing and wholesales of life science research tools.	Phase Diagnostics, Inc. 10527 Garden Grove Blvd GARDEN GROVE CA 92843	9	C. C.
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	7	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	6	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.

Status #'s

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8 - Finald
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CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-195-2020	Southwest corner of Garden Grove Boulevard and Fairview Street, at 13152 Garden Grove Blvd	A request for a new ABC Type-20 (Off-sale, beer and wine) License at an existing 513 square foot gas station convenience store, located at 13152 Garden Grove Boulevard.	JD Fuel Inc. (Chandresh Ravaliya) 2640 Camino Del Sol FULLERTON CA 92833	8	P. K.
CUP-196-2021	South side of Garden Grove Boulevard, between Cannery Street and Casa Linda Lane. , at 9240 Garden Grove Blvd	A request for Conditional Use Permit approval for an existing 1,300 square foot restaurant, Mokkoji Shabu Shabu Bar, for a new Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine - Eating Place) License.	A N Food World Corp 9828 Garden Grove Blvd #104 Garden Grove CA 92844	2	M. M.
CUP-198-2021 SP-095-2021	Southeast corner of Chapman Avenue and Nutwood Street, at 10510 Chapman Ave	Request to operate a religious facility on a 77,704 square foot lot, improved with five (5) single-story office buildings, connected with a single roof, with a combined total building area of 19,800 square feet. In 2015, a building permit was issued to convert Suites 300 and 1300 into a 2,870 square foot assembly hall. The plans includes modifying the existing structures to provide for six (6) separate building each with a separate roof, reconstructing three (3) of the existing buildings, and related parking lot and landscape improvements. The facility will include a building used for an assembly hall with ancillary office/conference space, two (2) dormitory buildings, a commissary (kitchen and dining) building, and two (2) storage buildings. The combined building area will be 19,800 square feet.	Jimmy Pham 10510 Chapman Ave GARDEN GROVE CA 92840	1	M. P.
CUP-199-2021	Southwest corner of Brookhurst Street and Garden Grove Boulevard, at 10130 Garden Grove Blvd #121	A request to operate an existing restaurant, Thai Avenue, with a new original ABC Type "41" (On-sale, Beer and Wine), located at 10130 Garden Grove Boulevard, Suite 121.	Thai Avenue 10130 Garden Grove Boulevard Suite 121 Garden Grove CA 92844	2	P. K.

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CUP-271-96 (MM1)	East of Bowen Street, South of Garden Grove Boulevard, North of Central Avenue, and West of Cypress Street, at 13082 Bowen St	Applicant is requesting to modify an existing Conditional Use Permit (CUP-271-96) to change the existing K-8 school to a K-12 school. The number of enrolled students will not be increased and will remain at 250 students, and there will be no building additions.	Olive Crest 2130 E 4th Street Santa Ana CA 92705	9	N. M.
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	9	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.
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.

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DR-041-2019	South of Lampson Avenue, east of Buaro Street, west of Leda Lane, north of Emrys Street. The property has an access easement across the property directly to the north., 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.
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	7	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	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.
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.

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DR-047-2020	East side of Cypress Street, north of Imperial Avenue., at 13242 Cypress St	Director's Review request to allow a fifth bathroom (a public/communal powder room), as part of a proposal to construct a two-story, 4,129 square-foot single family dwelling.	Thanh Vivian Vu 13242 Cypress St GARDEN GROVE CA 92843	6	M. M.
DR-049-2020	West side of Loara Street, just north of Chapman Avenue, at 11891 Loara St	Director's Review request to allow a fifth and sixth bathroom, as part of a proposal to construct a new two-story, 8-bedroom 4,999 square-foot single family dwelling, attached two-car garage, attached workshop, porte cochere, a detached two-car garage, and a detached ADU at 11891 Loara Street.	Tuan Nguyen 717 Rita Street REDONDO BEACH CA 90277	6	P. K.
GPA-001-2021 A-030-2021 SP-093-2021	South side of Chapman Avenue just east of Loraleen Street, at 9312 Chapman Ave	A REQUEST TO DEVELOP A 20,500 SQUARE FOOT LOT WITH A NEW MULTIPLE-FAMILY RESIDENTIAL PROJECT CONSISTING OF A SIX (6) UNIT APARTMENT BUILDING. THE SPECIFIC LAND USE ENTITLEMENT APPROVALS REQUESTED INCLUDE: (I) AMENDMENT TO REZONE THE PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO FACILITATE THE DEVELOPMENT OF THE RESIDENTIAL PROJECT; (II) GENERAL PLAN AMENDMENT TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF THE PROPERTY FROM LDR (LOW DENSITY RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL) TO FACILITATE THE DEVELOPMENT OF THE RESIDENTIAL PROJECT; AND (III) SITE PLAN TO CONSTRUCT THE SIX (6) UNIT APARTMENT BUILDING ALONG WITH ASSOCIATED SITE IMPROVEMENTS. THE SITE IS LOCATED AT 9312 CHAPMAN AVENUE (ASSESSOR'S PARCEL NO. 133-082-27). IN CONJUNCTION WITH THE REQUEST, THE PLANNING COMMISSION WILL ALSO CONSIDER A RECOMMENDATION THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT.	Julie H. Vu 11165 Wasco Rd Garden Grove CA 92841	1	C. C.

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GPC-007-2019	northeast corner of Chapman Avenue and Debby Lane, at 12111 Chapman Ave	Report and Determination of General Plan conformity pursuant to Government Code 65402 for proposed disposition of City property.	City of Garden Grove 11222 Acacia Pkwy PO Box 3070 Garden Grove California 92842	9	L. M.
LLA-025-2020	Intersection of Loreleen Street and Catherine Avenue, west of Gilbert Street, at 9271 Catherine Ave, 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	5	P. K.
LLA-026-2020	South of Imperial Avenue, between Hope Street and Deanann Place, at 10182 Imperial Ave	A request for Lot Line Adjustment approval to remove an existing interior lot line on a property located at 10182 Imperial Avenue to accommodate the construction of a duplex previously approved under Site Plan Review No. SP-075-2019 and Variance No. V-025-2019	An Ha 12862 Joy Street GARDEN GROVE CA 92840	6	H. L.
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-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	7	C. C.
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, 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-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-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., at 10080 Garden Grove Blvd, 9860 Larson Ave	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, at 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	5	P. K.

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SP-066-2019	South side of Trask Avenue and just east of Brookhurst Street, at 10150 Trask Ave	A request for Site Plan approval to construct a 3,567 square foot one-story auto repair building attached to an existing one-story 846 square foot car wash building, on a lot improved with an existing Chevrolet auto dealership located at 10150 Trask Avenue.	Simpson Garden Grove, Inc. 10150 Trask Ave GARDEN GROVE CA 92843	9	C. C.
SP-069-2019 CUP-155-2019	North side of Chapman Avenue, west of Brookhurst Street, located at 9845 Chapman Avenue., at 9845 Chapman Ave	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	9	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	9	C. C.
SP-071-2019	West side of Nelson Street, north of Stanford Avenue, at 12701 and 12671 Nelson Street. , at 12701 Nelson St, 12671 Nelson St	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., at 12862 Garden Grove Blvd	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	9	P. G.

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SP-078-2019 CUP-158-2019	, at 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	, at 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 Certified mail) 11022 Winners Circle, Suite 200 LOS ALAMITOS CA 90720	5	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	6	P. K.

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8 - Finald
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**CITY OF GARDEN GROVE DEVELOPMENT PROJECTS UPDATE
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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	5	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.
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	7	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. Oranewood Avenue ORANGE CA 92868	7	H. L.

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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	7	P. K.
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	6	P. K.
SP-092-2021 PM-2018-122	12872 Lampson Ave	A request for Tentative Parcel Map and Site Plan approval for the subdivision of an existing property in order to construct two (2) new single family residences at 12872 Lampson Street. The subdivision will split the existing 14,400 square foot property into two (2) parcels of 7,200, with one (1) parcel ultimately reduced to 6,916 square feet after a street dedication. The first 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. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 – New Construction or Conversion of Small Structures and 15315 – Minor Land Divisions.	Lieu Nguyen & Hieu Tran 10552 Sycamore Avenue STANTON CA 90680	1	P. K.

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SP-094-2021 CUP-197-2021	North side of Garden Grove Boulevard, west of Knott Street., at 6911 Garden Grove Blvd	A request for Conditional Use Permit approval to convert a full-service car wash to a self-service automatic car wash along with a request for Site Plan approval to demolish an existing office building with an attached fueling canopy to allow the installation of self-service vacuum stations and equipment improvements in the tunnel that is being reversed for improved vehicular circulation. Upon approval, CUP-109-92 allowing the full service car wash, shall be revoked and be null & void.	Freeway Express Wash LLC 3405 Sepulveda Blvd. Torrance CA 90505	1	M. M.
SV-001-2019	Southern portion of Brady Way, south of Stanford Avenue, as depicted in Attachment "A", 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	9	C. C.
Tentative Tract Map No. TT-17455 (Amended 2020)	Northeast corner of Harbor Boulevard and Twintree Lane, at 12222 Harbor Blvd, 12252 Harbor Blvd (Inactive), 12262 Harbor Blvd (Inactive), 12272 Harbor Blvd (Inactive), 12292 Harbor Blvd (Inactive), 12302 Harbor Blvd, 12511 Twintree Ln (Inactive), 12531 Twintree Ln (Inactive), 12551 Twintree Ln (Inactive), 12571 Twintree Ln (Inactive), 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.

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V-028-2019	South of Garden Grove Boulevard, east of Partridge Street, , at 12750 Garden Grove Blvd	A request for Variance approval from Sections 9.20.040.A and 9.20.040.2.c of Title 9 of the Municipal Code to allow the construction of a second free-standing monument sign on a lot that is less than 5 acres, and to allow the monument sign to be located less than 25 feet from an adjacent property line, for an existing integrated professional office development located at 12750 Garden Grove Boulevard in the HCSP-OP (Harbor Corridor Specific Plan-Office Processional) zone.	Gerard Signs 2000 Placentia Avenue COSTA MESA CA 92627	9	M. M.

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