



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

**This report is for 4th Quarter 2020
For the most recent information contact the Planning Division at (714) 741-5312.**

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 Raveliya) 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.

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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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 Loreleen 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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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.
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.

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