



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

**This report is for 1st Quarter 2021
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-200-2021 PM-2020-174 V-032-2021 SP-096-2021	South side of Chapman Avenue, west of Brookhurst Street, at 9852 Chapman Avenue, at 9852 Chapman Ave	The applicant is requesting Site Plan approval to demolish a 76,000 square foot, vacant grocery store building (formerly Vons Pavilion), to construct an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, a 11,200 square foot restaurant pad building, and a 51,280 square foot multi-tenant building. Also, a request for Conditional Use Permit approval to operate and construct the drive-thru restaurant pad building, Variance approval to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement for any gross building footprint of structures at ground level to not exceed 40,000 square feet of contiguous floor area, and Tentative Parcel Map approval to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for the proposed drive-thru restaurant pad building.	EPD Solutions, Inc. 2 Park Plaza, Ste 1120 Irvine CA 92614	7	M. M.
CUP-201-2021	South side of Garden Grove Boulevard, between Dale Street and Wilson Street, at 8516 Garden Grove Blvd	A request to operate a new restaurant, Fusion, with a new original ABC Type "47" (On-sale, General), located at 8516 Garden Grove Boulevard.	Loan Thi Hong Vu 8762 Acacia Avenue GARDEN GROVE CA 92841	9	P. K.
CUP-202-2021	West side of Newhope Street between Westminster Avenue and Woodbury Road, at 13771 Newhope St	A request for Conditional Use Permit approval to operate a new approximately 2,913 square foot commercial laundry, The Garment Restoration Company, within an existing industrial building located at 13771 Newhope Street (Assessor's Parcel No. 100-141-01).	Garment Restoration Company (Attn: Robert Borland) 22500 Muirlands Blvd Lake Forest CA 92630	6	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 - Finalized
9- Project/Permit Complete



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CUP-203-2021	East side of Brookhurst Street, between 15th Street and Jennrich Avenue, at 14208 Brookhurst St	A request to operate an existing restaurant, Grandpa's Kitchen Dry Noodles 168, with a new original ABC Type "41" (On-sale, Beer and Wine, Public Eating Place), located at 14208 Brookhurst Street.	Ngoc Tu Tran 1934 W Chanticleer Road Anaheim CA 92804	5	P. K.
DR-050-2021	North side of Chapman Avenue between Melody Park Drive and Seacrest Drive, at 10191 Chapman Ave	A request to allow a minor deviation for a fence located in the required front setback of a residentially zoned property to be constructed to a maximum height of five feet and four inches (5'-4"), located at 10191 Chapman Avenue.	Tram Do & Hoang Vu 10191 Chapman Avenue GARDEN GROVE CA 92840	5	P. K.
PUD-128-12(A) SP-099-2021	East side of Harbor Boulevard, between Chapman Avenue and Twintree Lane, at 12202 Harbor Blvd	A request to amend Planned Unit Development No. PUD-128-12 to create a new subarea, PUD-128-12(A), to facilitate the development of a new 3,267 square foot pad restaurant. Also, a request for Site Plan approval to construct a 3,267 square foot drive-thru Raising Cane's restaurant, along with associated site improvements on a vacant property, located at 12202 Harbor Boulevard.	Raising Cane's Restaurants LLC 6800 Bishop Road Plano TX 75024	6	P. K.

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Planned Unit Development No. PUD-104-73 Rev. 2018/ Rev. 2021 SP-097-2021 GPA-002-2021	East side of Valley View Street, south of Chapman Avenue, at 12141 Valley View St	A request to redevelop a 2.15-acre site, currently improved with a bowling alley building, with new commercial uses through the re-purposing the existing bowling alley building with a 12,082 anchor tenant and 7,214 square feet of restaurant use within three (3) inline tenants, including one inline restaurant with a drive-thru lane, and the construction of a new 2,000 square foot pad drive-thru restaurant. As part of the project, the Planning Commission will consider recommending that the City Council approve a General Plan Amendment to change the land use designation of the project site from Civic Institution to Light Commercial, and to approve a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018 to allow for new commercial uses and to modify the sign requirements of the PUD to allow for multiple-tenant sign cabinets on the existing pole sign. The Planning Commission will also consider approval of a Site Plan to modify the existing bowling alley building to accommodate the proposes uses, including reducing the size of the building from 33,375 square feet to 19,296 square feet and converting a portion of the building into a drive-thru tunnel to serve the drive-thru inline restaurant tenant, construction of a 2,000 square foot pad drive-thru restaurant and related site improvements.	Cinemas Management In Dan Akarakain 315 Rees Street Playa Del Rey CA 90293	6	M. P.

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