



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

**This report is for 1st Quarter 2022
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
CUP-057-2016 (REV.2022)	12942 Main St	A request to modify the Conditional Use Permit No. CUP-057-2016 (REV. 2019) that currently governs alcohol sales at an existing restaurant, Louie's on Main. The modification includes: (1) to allow the installation of the a new, 275 square foot (25' x 11') temporary parklet located on the public street and adjacent to the public sidewalk, and (2) to extend the sale of alcoholic beverages to the new parklet area.	ANGELO TAVLARIDES 12942 MAIN STREET GARDEN GROVE CA 92840	2	H. L.
CUP-143-2018 (REV. 2022)	East side of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12900 Main St	A request to amend Conditional Use Permit No. CUP-143-2018 to allow a 550 square foot (11ft x 50ft) temporary parklet for outdoor dining in the public right-of-way for an existing 4,200 square foot restaurant, AUM Beer House, currently operating with an existing State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License.	AUM Beer House 12900 Main St Garden Grove CA 92840	2	M. M.
CUP-216-2022	Northeast corner of Valley View Street and Cerulean Avenue, at 12572 Valley View St	A request for Conditional Use Permit (CUP) approval to operate a new 7,100 square foot "Athletic and health clubs, spas or gym," Pro Athletics, at 12572 Valley View Street.	Blake Huy Trinh 7056 Cornerstone Lane Stanton CA 90680	6	P. K.
CUP-217-2022	North of Garden Grove Boulevard, between Lorna Street and Josephine Street, at 8725 Garden Grove Blvd	A request to allow a new convenient store, Crazy Beer & Wine Market, to operate with a new original State Alcoholic Beverage Control Type "20" License.	HEDRA MAMLOUK 8725 GARDEN GROVE BOULEVARD GARDEN GROVE CA 92844	1	H. L.

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 - Finald
9- Project/Permit Complete



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CUP-284-09 (Rev. 2022)	West side of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12941 Main St	A request to amend Conditional Use Permit No. CUP-284-09 (Rev. 10) to allow a 275 square foot (11ft x 25ft) temporary parklet for outdoor dining in the public right-of-way for an existing 6,000 square foot restaurant, The Wharf, currently operating with an existing State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License.	Andrew Nguyen 12941 Main St Garden Grove CA 92843	2	M. M.
DR-056-2022	West of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12919 Main St	Request to install a new 220 square foot (11 ft x 20ft), temporary parklet in the public right-of-way, adjacent to the public sidewalk for E Patisserie.	Elizabeth Dang 12865 Main St. Garden Grove CA 92840	3	P. K.
DR-057-2022	12921 Main St	A request to install a 330 square foot (30' x 11') temporary parklet on the public right-of-way, adjacent to the public sidewalk for Phin Smith.	Xuan Ton 12921 Main St Garden Grove CA 92840	3	P. K.
DR-058-2022	12936 Main St	A request to install a new, approximately 275 square foot (11' x 25') temporary parklet located on the public right-of-way, adjacent to the public sidewalk.	Linh Nguyen 12936 Main Street Garden Grove CA 92840	3	H. L.
DR-059-2022	East side of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12908 Main St	A request to install a 220 square foot (20' x 11') temporary parklet for Café 102 on the public right-of-way, adjacent to the public sidewalk.	Café 102 12908 Main Street Garden Grove CA 92840	3	P. K.

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DR-060-2022	Northwest corner of Dakota Avenue and Flower Street, at 10061 Dakota Ave	A request to demolish all existing improvements, and build a new duplex at 10061 Dakota Avenue. Both two-story duplex units will total 1,800 square feet in size, with four (4) bedrooms and three (3) bathrooms, and a two-car garage. Also proposed for ministerial review are two detached ADUs of 1,000 square feet each.	Dreamwork Development LLC, c/o Gino Cozzolino 11222 S. La Cienega Blvd Suite 500 Los Angeles CA 90304	3	P. K.
PM-2021-112 SP-112-2022	Northeast corner of Beverly Ln and Eneo Pl, at 9811 Beverly Ln, 9801 Beverly Ln	A request for Site Plan and Tentative Parcel Map approval to reconfigure two (2) existing adjacent parcels for the purpose of constructing a new two-story single-family home on each lot. Lot 1 will have a lot size of 10,500 square feet. Lot 2 will have a lot size of 7,238 square feet. The existing single-family dwelling will be demolished to accommodate the proposed development.	HENRY BALANZA c/o HENMER CORP. 9881 BEVERLY LN GARDEN GROVE CA 92841	1	H. L.
SP-110-2022 V-036-2022 LLA-029-2022	West side of Pala Drive and Industry Street, North of Acacia Avenue, and South of Lampson Avenue, at 12691 Pala Dr, 12641 Industry St	A request to demolish the 65,880 square foot building at 12641 Industry Street, and the 83,100 square foot building at 12691 Pala Drive, and build a new 146,335 square foot industrial building. Also, a lot line adjustment request to consolidate 12641 Industry Street and 12691 Pala Drive into a single parcel. Lastly, a Variance request to deviate from the maximum building height requirement of the M-P (Industrial Park) zone.	Prologis, LP., ATTN: Eddie Pang 17777 Center Court Drive North Suite 100 Cerritos CA 90703	1	P. K.

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SP-111-2022 PM-2021-190	Northeast corner of Garden Grove Blvd and Brookhurst Street, at 10201 Garden Grove Blvd, 10231 Garden Grove Blvd	Site Plan approval to construct a five-story mixed-use development on a 1.86-acre site consisting of two parcels with 9,786 square feet of retail space, 9,270 square feet of medical space, and 52 apartment units with a 22.5% affordable housing density bonus for "very low-income" households. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concessions and four (4) waivers from the GGMU-2 (Garden Grove Mixed Use 2) zone development standards: (1) a concession to reduce the minimum required private balcony area and dimensions for each unit, (2) a waiver to reduce the minimum active recreation dimensions and to allow the indoor and roof deck recreation areas to contribute to more than 50% of the required open space; (3) a waiver to allow a fire department turn-around area to encroach into the required 10-foot rear setback area; (4) a waiver to allow the building to exceed the maximum building height of 50 feet or 4-stories; and (5) a waiver to reduce from the minimum 300 cubic feet of private storage per unit. Also, Tentative Parcel Map approval to consolidate the two (2) existing parcels into a single-lot to accommodate the proposed development.	Dr. Michael Dao 9191 Westminster Ave GARDEN GROVE CA 92844	1	M. P.
SP-345-04 (MM1)	South side of Lampson Avenue between Woodland Lane and Kathy Lane, at 11862 Lampson Ave, 11892 Lampson Ave	A request for minor modification to the approved plans under Site Plan No. SP-345-04, for an existing two-story dwelling, located at 11862 and 11892 Lampson Avenue (Assessor's Parcel No. 090-594-24), to allow the conversion of an existing third floor attic space into habitable living area improved with two (2) new bedrooms and a new staircase to provide access to the new living area.	Seung Hwan Pak 4053 Aspen Ln Chino Hills CA 91709	6	C. C.

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