



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

**This report is current through September 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 (SUPPLEMENTAL PARKLET)	East of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12942 Main St	A request for Conditional Use Permit approval to allow an existing restaurant, Louie's on Main, to extend the sale of alcoholic beverages (ABC Type "47" License) that is currently governed by the Conditional Use Permit No. CUP-057-2016 (REV. 2019) to the new parklet area.	ANGELO TAVLARIDES 12942 MAIN STREET GARDEN GROVE CA 92840	5	H. L.
CUP-143-2018 (SUPPLEMENTAL PARKLET)	East side of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12900 Main St	A request for Conditional Use Permit approval to allow an existing restaurant, AUM Beer House, currently operating under Conditional Use Permit No. CUP-143-2018 with an existing State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License, to extend the sale of alcoholic beverages to a temporary parklet located within the public street.	AUM Beer House 12900 Main St Garden Grove CA 92840	5	M. M.
CUP-185-2020 (REV. 2021)	Southwest corner of Garden Grove Boulevard and Brookhurst Street, at 10130 Garden Grove Blvd	A request to modify the floor plan of an existing restaurant, Oc & Lau, that is approved under Conditional Use Permit No. CUP-185- 2020 to expand to the adjacent tenant space to increase from 2,500 square feet to 3,500 square feet. The restaurant is currently operating with an Alcoholic Beverage Control ABC Type "47" (On- Sale, General, Eating Place) License.	Tina Nguyen 10130 Garden Grove Blvd. #111-113 GARDEN GROVE CA 92844	9	H. L.

Status #'s

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CUP-188-2020(REV.2021)	South side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Blvd	A request to modify Conditional Use Permit No. CUP-188-2020 to reduce the square footage of an existing college, Sierra States University, at 8100 Garden Grove Boulevard, Building "B". The tenant space in which the university currently operates will be reduced from 6,765 square feet to 3,304 square feet. Concurrently, a request to operate a new outpatient adult daycare facility, Garden Grove ADHC, in Buildings "A" and "B."	Young Park 2064 Marengo St Los Angeles CA 90033	9	P. K.
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	9	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	5	M. M.
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	9	P. K.

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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 an 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	9	C. C.

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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	9	P. K.
CUP-204-2021	South side of Chapman Avenue, west of Brookhurst Street, at 9852 Chapman Avenue, at 9848 Chapman Ave	A request for Conditional Use Permit approval to allow a new grocery store, Sprouts Farmers Market, to operate with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License.	Sprouts Farmers Market 5455 e. High St., Suite 111 Phoenix AZ 85054	5	M. M.
CUP-208-2021	South side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Blvd	A request to operate a new adult daycare center, Garden Grove ADHC, at 8100 Garden Grove Boulevard, Buildings "A" & "B." A separate request to modify Conditional Use Permit No. CUP-188-2020 will reduce the floor area of Sierra States University in Building "B" from 6,765 square feet to 3,304 square feet, allowing Garden Grove ADHC to partially occupy said Building "B."	Young Park 2064 Marengo St #200 Los Angeles CA 90033	9	P. K.
CUP-211-2021	West side of Valley View Street, south of Chapman Avenue, at 12141 Valley View St	Request to operate a new bowling alley, Valley View Lanes, LLC., with an original Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License, and to operate the bowling alley with live entertainment in the form of three (3) karaoke rooms. The new bowling alley will occupy 13,740 square feet of the former AMF Lanes tenant space. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-212-94, shall be revoked and become null and void.	Mira Mesa Lanes LLC 7100 Arlington Ave Riverside CA 92503	Withdrawn	M. P.

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CUP-212-1994REV2022	West side of Valley View Street, south of Chapman Avenue, at 12141 Valley View St	The applicant requests approval to modify the conditions of approval of Conditional Use Permit No. CUP-212-94 to allow a 13,740 square foot, bowling alley to continue to operate with an original Alcoholic Beverage Control(ABC) Type "47" (On-Sale, General) License and with live entertainment in the form of three (3) karaoke rooms. The proposed bowling alley will occupy a portion of the building of the former AFM Bowling Alley. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-212-94, shall be revoked and become null and void.	Mira Mesa Lanes LLC 7100 Arlington Ave Riverside CA 92503	5	M. P.
CUP-212-2021	East side of Valley View Street just south of Lampson Avenue, at 12518 Valley View St	A request for Conditional Use Permit approval to operate a new preschool/daycare, Marley's Preschool, located at 12518 Valley View Street (Assessor's Parcel Nos. 217-064-08, 09, and 11).	Mathiou and Amber Zaky 223 Seal Beach Blvd Seal Beach CA 90740	6	C. C.
CUP-213-2021	South side of Garden Grove Boulevard, between Kerry Street and Galway Street, at 9920 Garden Grove Blvd	A request to operate a new restaurant, Furai Fried Chicken, with a new original ABC Type "41" (On-sale, Beer and Wine, Public Eating Place) License, located at 9920 Garden Grove Boulevard.	Ivy Trang / A.N. Food World 9920 Garden Grove Boulevard GARDEN GROVE CA 92844	8	P. K.
CUP-214-2022	East of Brookhurst Street, between Lampson Avenue and Chapman Avenue, at 12342 Brookhurst St	A request for Conditional Use Permit approval to allow a new restaurant, Oc 7\$, to operate with a new original State Alcoholic Beverage Control ABC Type "41" License	Thanh Do 5210 W Lehnhardt Ave Santa Ana ca 92704	5	H. L.

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CUP-215-07(REV.2021)	south of Garden Grove Boulevard, between Belfast Dr. and Brookhurst Street, at 10022 Garden Grove Blvd	A request to modify the Conditional Use Permit No. CUP-215-07 that currently governs alcohol sales and live entertainment at the Ramada Hotel located at 10022 Garden Grove Boulevard. The proposed modifications include: (1) changes to the approved floor plan to allow the expansion of the existing restaurant inside the hotel into the adjacent lounge area, and (2) modifications to the conditions including approval to allow the live entertainment and dancing, previously approved in the lounge area, in the restaurant. No additional square footage will be add to the hotel.	Toby Nguyen 16651 GOTHARD ST SUITE A-1 HUNTINGTON BEACH CA 92647	9	H. L.
CUP-215-2022	East of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12936 Main St	A request for Conditional Use Permit approval to allow an existing coffee and tea shop, Phuc Long Coffee and Tea, to operate with limited live entertainment in form of two (2) person band: one (1) instrumentalist and one (1) vocalist. The proposed entertainment will occur on Friday, Saturday and Saturday, and from 6:00pm to midnight.	Linh Nguyen 12936 Main Street Garden Grove CA 92840	9	H. L.
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	7	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	Withdrawn	H. L.

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CUP-221-2022	Southeast corner of Euclid Street and Acacia Parkway, within Steelcraft, at 12900 Euclid St #110	A request to operate a new wine bar, Off Duty, with a new original ABC Type "47" (On-Sale, General), located within Steelcraft at 12900 Euclid Street, #110.	Off Duty Garden Grove L.P. (ATTN: William Burkett) 17434 Bellflower Blvd Suite 300 Bellflower CA 90706	5	P. K.
CUP-222-2022	Southeast corner of Euclid Street and Acacia Parkway, within Steelcraft, at 12900 Euclid St #120	A request to operate an existing restaurant, La Taqueria, with a new original ABC Type "47" (On-sale, General), located within Steelcraft at 12900 Euclid Street, #120.	BR Restaurant Solutions, Inc. (ATTN: Ricardo Mosqueda) 1430 East 7th Street Long Beach CA 90813	5	P. K.
CUP-223-2022	Southwest corner of Main Street and Acacia Parkway, at 12865 Main St	A request to operate a new restaurant, Chez Liz, with a new original ABC Type "41" (On-sale, Beer & Wine, Public Eating Place), and limited live entertainment, located at 12865 Main Street.	Elizabeth Dang 12865 Main Street #204 Garden Grove CA 92840	7	P. K.
CUP-224-2022	West side of Harbor Boulevard, south of Lampson Avenue, at 12761 Harbor Boulevard, Unit I-1, at 12761 Harbor Blvd #I 1	A request to operate a new restaurant, Cajun Crack'n, with a new original ABC Type "41" (On-sale, Beer and Wine, Public Eating Place), at 12761 Harbor Boulevard, #I-1.	Tuanh Enterprises 8451 Sandalwood Circle Westminster CA 92683	6	P. K.
CUP-225-2022	Northeast corner of Chapman Avenue and Western Avenue, at 7511 Chapman Ave	A request for Conditional Use Permit approval to operate a new automotive towing and vehicle storage yard business, Cylinder Enterprises, at 7511 Chapman Avenue.	Mark Tornow 6370 E. Stearns St. Long Beach CA 90815	9	P. K.

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CUP-226-2022	10130 Garden Grove Blvd #133	A request for Conditional Use Permit approval to allow an existing restaurant, King Street Food, located at 10130 Garden Grove Blvd #133 to operate with an original State Alcohol Beverage Control (ABC) Type "41" License.	Khanh Le LLC 10130 GARDEN GROVE GARDEN GROVE, CA 92844	9	H. L.
CUP-227-2022	South side of Lampson Avenue just west of Harbor Boulevard, at 12442 Lampson Ave	A request for Conditional Use Permit approval to allow an existing convenience store, Express Food Store, located at 12442 Lampson Avenue (Assessor's Parcel No. 231-441-35), 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-586-02. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-586-02, shall be revoked and become null and void.	Tam M Pham 12561 Leda Ln Garden Grove CA 92840	5	J. J.
CUP-229-2022	Northeast corner of Valley View Street and Cerulean Avenue, at 12582 Valley View St	A request for Conditional Use Permit approval to allow a new restaurant, Estrada's Cafe, to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License, within an existing vacant restaurant tenant space, located at 12582 Valley View Street.	JOSE ESTRADA 7892 2ND ST #104 STANTON CA 90680	5	S. K.
CUP-230-2022	Southwest corner of Westminster Avenue and Euclid Street, at 10912 Westminster Ave	A request to operate an existing restaurant, Tran Co Nuong Kitchen, with a new original ABC Type "41" (On-sale, Beer & Wine, Public Eating Place), located at 10912 Westminster Avenue.	Power Tran 10182 Roselee Avenue Garden Grove CA 92843	5	P. K.

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CUP-268-09 (SUPPLEMENTAL PARKLET)	West of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12911 Main St	A request for Conditional Use Permit approval to allow an existing restaurant, Azteca Restaurant and Lounge, to extend the sale of alcoholic beverages (ABC Type "47" License) that is currently governed by the Conditional Use Permit No. CUP-268-09 to the new parklet area.	Jennifer Stewart 1564 W. Flippen Circle Anaheim CA 92802	5	C. C.
CUP-284-09 (REV. 10)(SUPPLEMENTAL PARKLET)	West side of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12941 Main St	A request for Conditional Use Permit approval to allow an existing restaurant, The Wharf, currently operating under Conditional Use Permit No. CUP-284-09 (Rev. 10) with an existing State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License, to extend the sale of alcoholic beverages to a temporary parklet located within the public street.	Tanya Tra 9860 Raritan Ave Fountain Valley CA 92708	5	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	7	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	9	P. K.

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DR-051-2021	North side of Stanford Avenue, between Louise Lane and Adelle Street, at 8581 Stanford Ave	Request to demolish all existing site improvements, and build a new duplex at 8581 Stanford Avenue. Unit A will consist of 1,934 square feet, with three bedrooms and three bathrooms, and a new two-car garage. Unit B will consist of 1,922 square feet, also with three bedrooms and three bathrooms, and a new two-car garage. The site will eventually also include two new ADUs of 527 square feet each (included on plans for reference only).	Jamie Park & Joseph Chen 8581 Stanford Avenue Garden Grove CA 92841	6	P. K.
DR-052-2021	East of Main Street, between Garden Grove and Acacia Parkway, at 12936 Main St	A request for outdoor dining in the public right-of-way for a new coffee and tea shop, Phuc Long Coffee & Tea, located at 12936 Main Street	Toby Nguyen 16651 GOTHARD ST SUITE A-1 HUNTINGTON BEACH CA 92647	9	H. L.
DR-053-2021	East side of Coast Street, between Larson Avenue and Garden Grove Boulevard, at 13082 Coast St	A request to demolish a one-car garage, and build a new duplex at 13082 Coast Street. The existing Unit 1 will remain and be expanded, ultimately consisting of 1,143 square feet, with three (3) bedrooms and two (2) bathrooms, and a new two-car garage. Unit 2 will consist of 1,670 square feet, with four (4) bedrooms and four (4) bathrooms, and a new two-car garage. Also proposed for ministerial review is a new detached ADU of 1,000 square feet.	Frank Liu PO Box 212 Artesia CA 90702	5	P. K.
DR-054-2021	South side of Central Avenue between Brookhurst Street and Flower Street, at 10052 Central Ave	A request for Director's Review approval to construct a new duplex, consisting of two (2) two-story detached dwelling units, on an 11,700 square foot site, located at 10052 Central Avenue (Assessor's Parcel Nos. 099-031-09 and 099-031-08).	Linh Hoang Nguyen and Thu Thuy Pham 17113 Oak St Fountain Valley CA 92708	5	C. C.

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DR-055-2021	North side of Russell Avenue, between Brookhurst Street and Flower Street, at 10021 Russell Ave, 10023 Russell Ave	A request to expand an existing duplex unit at 10021 Russell Avenue. The existing unit will be expanded 399 square feet, ultimately consisting of 1,254 square feet, with four (4) bedrooms and two (2) bathrooms. No changes are proposed to the unit at 10023 Russell Avenue, or either of the garage/storage buildings onsite.	Gabriel Rascol 10021 Russell Avenue Garden Grove 92843	7	P. K.
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	5	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	5	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	5	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	5	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	6	P. K.
DR-061-2022	North side of Tunstall Street between Park Avenue and Stanford Avenue, at 12551 Tunstall St	A request for Director's Review approval to allow the construction of a block wall to a maximum height of 6'-0", with wrought iron in the upper 3'-0", in the required 20'-0" front setback of a property developed with a single-family dwelling.	Matthew Marchand 12551 Tunstall St Garden Grove CA	7	M. M.
DR-062-2022	Southwest corner of Main Street and Acacia Parkway, at 12865 Main St #100	A request for a 457 square-foot (6'-7" x 69'-5") outdoor dining area in the public right-of-way for the juice bar and sandwich bar sections of a new restaurant, Chez Liz, located at 12865 Main Street.	Elizabeth Dang 12865 Main Street Garden Grove CA 92840	5	P. K.
DR-063-2022	East of Blackthorn Street, between Lampson Avenue and Stanford Avenue, at 12632 Blackthorn St	AA REQUEST FOR DIRECTOR'S REVIEW APPROVAL TO ALLOW THE CONSTRUCTION OF A FIFTH BATHROOM AS PART OF A 664 SQUARE FOOT ROOM ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENTIAL UNIT.	Michael Vu 8765 Garden Grove Boulevard Garden Grove CA 92844	6	H. L.

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9- Project/Permit Complete



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

**This report is current through September 2022
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CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
DR-064-2022	east of Nelson Street, between Century Boulevard and Paloma Avenue, at 13052 Nelson St	A request to construct a new attached, two-story duplex on a vacant lot located at 13052 Nelson St. The lot is approximately 4,300 square feet and is zoned GGMU-2.	Justin Hoang 10282 TRASK AVENUE STE C GARDEN GROVE CA 92843	5	H. L.
DR-065-2022	East of Magnolia, between Garden Grove Boulevard and Stanford Avenue, at 12912 Magnolia St	A request to construct a second, two-story dwelling unit with an attached two-car garage for the purpose of creating a duplex. The subject lot is currently improved with a single-story dwelling and an attached two-car garage. The existing unit will be modified, and the existing garage will be relocated to accommodate the proposed development.	Leon Tran 1602 N KING ST P5 SANTA ANA CA 92706	5	H. L.
DR-066-2022	West side of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12941 Main St	A request for Director's Review approval to allow an existing restaurant, The Wharf, to install a new 275 square foot (11ft x 25ft) temporary parklet located within the public street and adjacent to the public sidewalk.	Tanya Tra 9860 Raritan Ave Fountain Valley CA 92708	5	M. M.
DR-067-2022	East side of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12900 Main St	A request for Director's Review approval to allow an existing restaurant, AUM Beer House, to install a new 550 square foot (11ft x 50ft) temporary parklet located within the public street and adjacent to the public sidewalk.	AUM Beer House 12900 Main St Garden Grove CA 92840	5	M. M.

Status #'s

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DR-068-2022	West of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12911 Main St	A request for Director's Review approval to allow an existing restaurant, Azteca Restaurant and Lounge, to install a new, 550 square foot (50' x 11') temporary parklet located on the public street and adjacent to the public sidewalk.	Jennifer Stewart 1564 W. Flippen Circle Anaheim CA 92802	5	H. L.
DR-069-2022	East of Main Street, between Garden Grove Boulevard and Acacia Parkway, at 12942 Main St	A request for Conditional Use Permit approval to allow an existing restaurant, Louie's on Main, to install a new, 275 square foot (25' x 11') temporary parklet located on the public street and adjacent to the public sidewalk.	Angelo Tavlarides 12942 MAIN STREET GARDEN GROVE CA 92840	5	H. L.

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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	6	C. C.
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	9	H. L.

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LLA-027-2021	East side of Lanning Street, south side of Trask Avenue, at 13512 Lanning St	A request for Lot Line Adjustment approval to remove an existing interior lot line for the purposes of consolidating two (2) parcels into one (1) single lot to accommodate the construction of a future Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling.	Hao Xuan Do 13512 Lanning St Garden Grove CA 92843	7	M. M.
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	6	H. L.
PUD-018-2022 SP-118-2022 TT-19232-2022 V-038-2022	North side of Lampson Avenue, between Magnolia Street and Loraleen Street., at 9071 Lampson Ave, 9081 Lampson Ave, 9091 Lampson Ave	A REQUEST FOR A PROPOSED 13-UNIT SMALL LOT SUBDIVISION PROJECT ON AN APPROXIMATELY 1.6-ACRE SITE, LOCATED AT 9071, 9081, AND 9091 LAMPSON AVENUE (ASSESSOR'S PARCEL NOS. 133-183-55 - 58). THE SPECIFIC LAND USE ENTITLEMENT APPROVALS REQUESTED INCLUDE THE FOLLOWING: (I) RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING TO FACILITATE THE DEVELOPMENT OF THE SMALL LOT SUBDIVISION PROJECT; (II) SITE PLAN APPROVAL TO CONSTRUCT THE 13 TWO STORY HOMES ALONG WITH ASSOCIATED SITE IMPROVEMENTS; (III) TENTATIVE TRACT MAP APPROVAL TO SUBDIVIDE THE SUBJECT PROPERTIES TO FACILITATE THE DEVELOPMENT OF THE PROJECT; AND (IV) VARIANCE APPROVAL TO DEVIATE FROM THE MINIMUM LOT SIZE FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT.	PLC Garden Grove, LLC 888 San Clemente Drive, Suite 200 Garden Grove CA 92660	1	M. M.

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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	9	P. K.
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 repurposing 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	7	M. P.

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Planned Unit Development No. PUD-141-01(A) SP-107-2022	Northwest corner of Twintree Avenue and Harbor Boulevard, east of Tamberlane Drive, at 12241 Harbor Blvd, 12261 Harbor Blvd, 12271 Harbor Blvd, 12291 Harbor Blvd, 12311 Harbor Blvd, 12323 Harbor Blvd, 12322 Thackery Dr, 12312 Thackery Dr, 12292 Thackery Dr, 12282 Thackery Dr, 12262 Thackery Dr, 12252 Thackery Dr, 12246 Thackery Dr, 12251 Thackery Dr, 12261 Thackery Dr, 12281 Thackery Dr, 12291 Thackery Dr, 12311 Thackery Dr, 12321 Thackery Dr	A request to amend Planned Unit Development No. PUD-141-01 to create a new sub-area, PUD-141-01(A), and Site Plan approval to facilitate the development of a full-service high-rise hotel resort with hotel program entertainment/pool decks, ballroom/meeting space, and food and beverage opportunities on 3.72-acre site. The proposed project will consist of 500 guest suites with balconies; themed pool experience with lazy river; storage and loading area at 8,600 square feet maximum; event space with a 600-person maximum occupancy theater; a grand ballroom at 9,490 square feet; two (2) meeting rooms at 4,194 square feet and 4,031 square feet, respectively; a variety of food and beverage opportunities to be placed throughout the hotel totaling in a maximum area of 22,296 square feet; themed amenities totaling 13,238 square feet; a 7,000-square foot arcade; spa and fitness center at 8,532 square feet; and a five-level parking structure with 528 parking spaces.	Kam Sang Company 411 E. Huntington Dr #305 Aracadia CA 91006	5	M. P.
SP-082-2020TE1 CUP-180-2020TE1	Northwest corner of Chapman Avenue and Dale Street, at 8471 Chapman Ave	The applicant is requesting approval of a one-year time extension for the entitlements approved under Site Plan No. SP-082-2020 and Conditional Use Permit No. CUP-180-2020. The entitlements approved the removal of existing site improvements, the construction of a 2,232 sqft 24-hr convenience store with a 1,800 sqft fueling canopy with eight (8) pumps, the revocation of Conditional Use Permit No. CUP-228-08, and the creation of a new CUP for a gas station and an ABC Type "20" (Off-sale, Beer and Wine) License, located at 8471 Chapman Avenue.	7-Eleven, Inc. 1722 Routh Street Suite 1000 Dallas TX 75201	6	P. K.

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SP-084-2020TE1 PM-2020-112TE1	Between Mac Murray and Magnolia Streets, just north of Chapman Avenue, at 11841 Magnolia St	The applicant is requesting approval of a one-year time extension for the entitlements approved under Site Plan No. SP-084-2020 and Tentative Parcel Map No. PM-2020-112 for the construction of two (2) new single family residences and the subdivision of existing property into two (2) equal parcels of 7,776 square feet each, located at 11841 Magnolia Street.	Anh Minh Thai 11841 Magnolia Street Garden Grove CA 92841	5	P. K.
SP-091-2020TE1	9898 Trask Ave	[SP-091-2020TE1] The applicant is requesting approval of a one-year time extension for the entitlements approved under Site Plan No. SP-091-2020. The entitlements approved the remodel, and 500 square foot expansion of Hyundai of Garden Grove, located at 9898 Trask Avenue.	Pete Shaver 16555 Beach Boulevard Huntington Beach 92647 92647	7	P. K.
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	9	M. M.

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SP-095-2021	Southeast corner of Chapman Avenue and Nutwood Street, at 10510 Chapman Ave	Site Plan approval to reconstruct three (3) existing buildings to accommodate two (2) residential living quarters with a combined area of approximately 6,108 square feet, a 1,320 square foot commissary, and related site improvements on a 77,704 square foot lot, operated by a religious facility, Quan Am Temple. The Quan Am Temple operates under Conditional Use Permit No. CUP-262-09 that authorizes the operation of a religious facility with ancillary uses, including living quarters.	Jimmy Pham 10510 Chapman Ave GARDEN GROVE CA 92840	6	M. P.
SP-098-2021	Northeast corner of Orangewood Avenue and Monarch Street, at 7301 Orangewood Ave	A request to construct a 1,580 square foot storage structure for hazardous materials at Saint-Gobain, a glass and polymer components manufacturer.	John Secor 14181 Yorba St #202 Tustin CA 92780	Withdrawn	M. M.
SP-100-2021 V-033-2021	East side of Monarch Street between Acacia Avenue and Lampson Avenue, at 12822 Monarch St, 12762 Monarch St, 12772 Monarch St, 12802 Monarch St, 12782 Monarch St, 12752 Monarch St	A request for Site Plan approval to demolish an existing 98,360 square foot industrial building and construct a new 97,470 square foot industrial building along with associated site improvements, on a property located at 12752-12822 Monarch Street (Assessor's Parcel Nos. 215-021-01 and 215-031-10). Also, a request for Variance approval to deviate from the maximum building height requirement of the M-P (Industrial Park) zone.	Yemi Alade (Rexford Industrial) 11620 Wilshire Blvd, 10th Floor LOS ANGELES CA 90025	7	C. C.

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SP-104-2021 IOU-004-2021	Northwest corner of Chapman Avenue and Western Avenue, at 7441 Chapman Ave	A Site Plan request to demolish an existing two-story industrial/office building and replace it with a new, 158,694 square foot, six-story self storage facility on a 1.26-acre site, located at 7441 Chapman Avenue. Also, an Interpretation of Use request to determine the compatibility of the proposed self storage use and Planned Unit Development No. PUD-103-76 (REV. 2018).	1784 Capital Holdings, LLC, ATTN: Kelly McKone 8777 N. Gainey Center Drive Suite 191 SCOTTSDALE AZ 85258	7	P. K.
SP-105-2021 LLA-028-2021	Northwest corner of Yockey Street and Dakota Avenue, at 13361 Yockey St	A request for Site Plan approval to construct a 5-unit apartment complex that includes one (1) affordable unit for very low income households. Pursuant to State Density Bonus Law, the applicant requests the following three (3) concessions: (1) to increase the maximum building height from 35 feet to 37 feet, (2) to allow the third story building area to increase from 50% threshold to 100%, and (3) to reduce the required distance between residential units and the drive aisle along the northerly property line from 10 feet to zero feet. Also, a request for Lot Line Adjustment approval to consolidate the two existing (2) parcels into one (1) single lot.	Toby Nguyen 16651 GOTHARD ST SUITE A-1 HUNTINGTON BEACH CA 92647	6	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	6	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	5	M. P.
SP-114-2022	North side of Westminster Avenue and west of Taft Street, at 10691 Westminster Ave	A request for Site Plan approval to construct a new 3,670 square foot two-story commercial/medical office building, on a vacant 13,259 square foot lot, located at 10691 Westminster Avenue (APN: 099-504-44), along with associated site improvements.	Annie Tran 14542 Harper St Midway CA 92655	6	C. C.

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SP-115-2022	East side of Harbor Boulevard, south of Garden Grove Boulevard at 13200-13220 Harbor Boulevard.	A request for Site Plan approval to construct an approximately 4,000 square foot, 2-unit, restaurant pad building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center. Both restaurants will maintain 500 square foot outdoor patio areas. One restaurant will be approximately 2,800 square feet with a drive-through lane and the second restaurant will be approximately 1,200 square feet. Associated improvements include the reconfiguration of the shopping center's parking lot to accommodate the new pad building as well as landscape improvements where the new pad building will be located.	Julio Gener, AIA PO Box 3793 Costa Mesa CA 92628	6	M. M.
SP-117-2022	South side of Stanford Avenue, west of Lorna Street, at 12771 Lorna St	The applicant is requesting Site Plan approval to demolish an existing two-story, single-family dwelling, a detached second unit, and a detached garage to construct six (6) three-story, multi-family residential units with two-car garages, and one (1) detached 446 square foot Accessory Dwelling Unit (ADU), on a 16,329 square foot lot. Also, minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Units 1, 3, 4, and 6.	ZBT Group 401 Marion Blvd Fullerton CA 92835	1	M. M.

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SP-119-2022 TT-19129-2022	South side of Garden Grove Boulevard, between Newland Street and Yockey Street, at 8722 Garden Grove Blvd, 8734 Garden Grove Blvd	The applicant is requesting Site Plan approval to demolish an existing auto dealership to construct a three-story, townhome residential project consisting of twenty (20) units, which includes one (1) affordable housing unit for “very low-income” households on a 36,945 square foot (0.85 acres) site. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concession and one (1) waiver from the GGMU-2 (Garden Grove Mixed Use 2) zone development standards: (1) a concession to allow the building to be constructed within the 45-degree encroachment plane required for properties that abut an alley that separates the rear lot line of a mixed use zoned lot from a property zoned exclusively for residential uses; and (2) a waiver to deviate from the requirement of a boulevard garden plaza for properties in the GGMU zones for properties abutting the Garden Grove Boulevard right-of-way. Also, Tentative Tract Map approval to subdivide the subject property to facilitate the development of the project.	NRI Portfolios, LLC. 12962 Main Street Garden Grove CA 92840	1	M. M.
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	7	C. C.

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CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
Site Plan No. SP-081-2020 (TE1) Tentative Tract Map No. TT-18181 (TE1)	South side of Lampson Avenue, between 9th Street and West Street, at 11712 Lampson Ave	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul de-sac (Lot 5). Each lot was approved with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.	Nhan Vuong 11712 Lampson Ave Garden Grove CA 92840	5	M. P.
V-034-2021	Southeast corner of San Juan Place and Anita Place, at 13862 Anita Place, at 13862 Anita Pl	A request for Variance approval in order to deviate from Section 9.12.040.030 (Special Requirements – Single-Family Homes in the R-2 and R-3 Zones) of Title 9 of the Municipal Code to deviate from the minimum 10'-0" street setback requirement of the R-1 (Single-Family Residential) zone for corner lots to improve a 4,050 square foot lot with a new 2,084 square foot two-story single-family dwelling unit with an attached two-car garage.	Holly Hang Nguyen 12212 Matthew Pl Stanton CA 90680	6	M. M.

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



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

**This report is current through September 2022
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
V-035-2021	North side of Garden Grove Blvd, between 8th Street and 9th Street, at 11421 Garden Grove Blvd, 12931 9 Th St	The applicant, Cottage Industries, LLC, requests Variance approval to 1) allow a 150 square foot addition to an existing building, located at 12931 9th Street, to encroach into the required 15 foot front and 5 foot side setback areas to accommodate a new trash area, and 2) to allow a 6 foot block wall, located at 11421 Garden Grove Boulevard, to encroach into the required 15 foot front and 7 foot side street setback areas to secure the proposed community garden. The proposed improvements are integral to the design and operation of the Cottage Industries Farm Block project.	Cottage Industries, LLC 696 Randolph Ave Costa Mesa 92626	7	M. P.
V-037-2022	East side of Topaz Street, at the reverse corner of Huntley Avenue and Topaz Street, at 12262 Topaz Street	A Variance request to deviate from the minimum rear yard setback requirement of the R-1 (Single-Family Residential) zone, Municipal Code Section 9.08.040.020.A (Residential - General Development Standards), for the construction of a second-story balcony partially within the rear setback. The site is at 12262 Topaz Street (Assessor's Parcel No. 130-601-14).	Adam Stubendorff 12262 Topaz Street Garden Grove CA 92845	7	C. C.

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