



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

**This report is for 3rd Quarter 2022
For the most recent information contact the Planning Division at (714) 741-5312.**

CASE #	SITE ADDRESS	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
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.
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.

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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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.
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.

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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.
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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PUD-018-2022 SP-118-2022 TT-19232-2022 V-038-2022	North side of Lampson Avenue, between Magnolia Street and Loreleen 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. K.
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.

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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.
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.

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