



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

**This report is for 4th Quarter 2022
For the most recent information contact the Planning Division at (714) 741-5312.**

| CASE # | SITE ADDRESS | PROJECT DESCRIPTION | APPLICANT | STATUS | PLANNER |
|-------------------------------------|---|--|---|--------|---------|
| CUP-231-2022 | South side of Garden Grove Boulevard, between Kerry Street and Galway Street, at 9760 Garden Grove Boulevard, at 9760 Garden Grove Blvd | A request to operate an existing restaurant, Mochinut/Chung Chun Rice Hot Dogs, with a new original ABC Type "41" (On-sale, Beer & Wine, Public Eating Place), located at 9760 Garden Grove Boulevard. | Jiyeon Kim 13517 Mockingbird Way Chino Hills CA 91709 | 5 | P. K. |
| CUP-232-2023 | South side of Garden Grove Boulevard, between Newland Street and Yockey Street, at 8762 Garden Grove Blvd #102 | A request for Conditional Use Permit approval to operate a new 3,748 square foot preschool/daycare, Dragonfly Academy, for 54 children aged 2 to 5 years old, along with a 2,025 square foot outdoor playground. Upon approval of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-047-2015, which allowed an after-school program, shall be revoked and become null and | Toby Nguyen 16651 Gothard St, Suite A1 Huntington Beach CA 92647 | 2 | M. M. |
| CUP-233-2023 | Northeast corner of Lampson Avenue and 9th Street, at 12432 9th Street | A request for Conditional Use Permit approval to allow the construction and operation of a 60'-0" tall, unmanned, wireless telecommunication facility disguised as a eucalyptus tree (mono-eucalyptus), along with a 375 square foot (25 feet x 15 feet) equipment enclosure, to be located on a site currently improved with a church, St. Olaf Church. | Smartlink c/o AT&T Mobility 3300 Irvine Ave Ste#300 Newport Beach, CA 92660 | 2 | S. K. |
| CUP-234-2023 | South side of Garden Grove Boulevard, between Kerry and Galway Streets, at 9836 Garden Grove Boulevard, at 9836 Garden Grove Blvd | A request for a Conditional Use Permit to allow the operation of a new vocational beauty school, RT7 Beauty School, with a maximum capacity of three (3) instructors, and thirty-six (36) students within an existing 3,081 square foot tenant space, at 9836 Garden Grove Boulevard. | Kyunghee Choi Park 9836 Garden Grove Blvd Garden Grove CA 90621 | 5 | P. K. |
| DR-051-2021 (Reinstatement-2022) | North side of Stanford Avenue, between Louise Lane and Adelle Street, at 8581 Stanford Ave | A request to reinstate the approval of a new duplex at 8581 Stanford Avenue. Unit A will consist of approximately 1,934 square feet, with three bedrooms and three bathrooms, and a new two-car garage. Unit B will consist of approximately 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 (for reference only). | Danny & Jenny Trieu 8581 Stanford Avenue Garden Grove CA 92841 | 7 | 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 - Finalized
9- Project/Permit Complete



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| SP-120-2023 Vesting PM-2021-206 | West side of Choisser Road and north of Greentree Avenue at 12233, 12235, 12237, and 12239 Choisser Road. | The applicant is requesting Site Plan approval to construct a six-story, 53 unit-residential apartment complex on four (4) vacant lots with a combined lot area of 28, 793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, 5 units designated for "very low-income" households and one unit designated for "low-income" household. Pursuant to the State Density Bonus law, the applicant is requesting two (two) concessions and six (6) waivers from the Multifamily Residential Standards as follows: (1) a concession to allow the first residential units on the second floor; (2) a concession to allow a parking reduction, from 70 parking spaces required per Code to 58 parking spaces; (3) a waiver allow the building to be constructed within the 45-degree encroachment plane required for mixed use zoned properties abutting residentially-zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 90 square feet of open space per unit (6) a waiver to deviate from the parking space length, from 19 feet to 18 feet. In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Vesting Tentative Parcel Map to consolidate | Danny Wei 12966 Euclid Street Suite 300 Garden Grove Ca 92840 | 1 | N. L. |
| SP-121-2023 V-039-2023 | Southwest corner of Garden Grove Boulevard and Partridge Street , at 12692 Garden Grove Blvd | A request for site plan approval to construct a new 6,694 square foot one-story office building on the vacant and unimproved portion of a 1.09-acre property, along with associated site improvements. The existing 5,200 square foot, one-story commercial building on the property's southwest corner will remain unchanged. In conjunction with the request, the applicant requests a variance approval to deviate from the minimum lot size requirement of the Harbor Corridor Special | Anhthu Nguyen 12302 Garden Grove #7 GARDEN GROVE CA 92843 | 1 | H. L. |

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