

September 29, 2026

Seth Sor
10544 Strathmore Drive
Los Angeles, CA 90024

**SUBJECT: APPROVAL OF A CEQA EXEMPTION AND MINOR MODIFICATION
NO. 1 TO THE APPROVED PLANS UNDER DIRECTOR REVIEW NO.
DR-046-2020 FOR THE PROPOSED DUPLEX LOCATED AT 12782
MAGNOLIA STREET, APN: 133-432-34**

Dear Seth Sor,

The City of Garden Grove has reviewed, and hereby approves, the request to modify the plans associated with Director Review No. DR-046-2020, for the proposed duplex located at 12782 Magnolia Street.

On February 5, 2020, the Community Development Director approved Director Review No. DR-046-2020 to facilitate the development of a duplex on the east side of Magnolia Street, between Stanford Avenue and Garden Grove Boulevard, within the R-2 (Limited Multiple Family) zone. The building and site improvements are currently under construction.

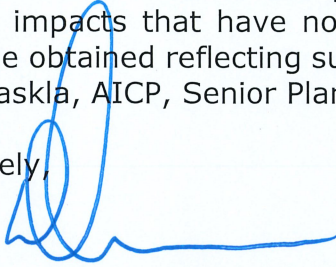
As part of the original approval in 2020, the duplex would have demolished approximately 125 square feet of the existing residential unit on-site. Now, the modified plans would keep a larger portion of the existing unit. Only 50 square feet of the existing unit would be demolished instead, and the unit would be expanded by an additional 50 square feet elsewhere. Whereas the original approval would have resulted in the subject unit being approximately 2,144 square feet, the request would result in an approximately 2,269 square-foot unit. The added square footage would expand a first-floor bedroom and two (2) first-floor bathrooms.

As the decision maker, I have determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversions of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). The Class 3 exemption applies to new construction of duplexes and similar multiple-family residential structures totaling no more than four dwelling units (CEQA Guidelines §15303). The project would result in the development of a two-unit residential duplex. The proposed expanded unit would still result in the development of a duplex, and would not have an adverse effect on the environment. Therefore, the proposed project is exempt from CEQA pursuant to CEQA's Class 3 exemption.

DR-046-2020 (MM1)
12782 Magnolia Street
September 29, 2026
Page 2

There are no other changes to the approved plans of Director Review No. DR-046-2020. Please be advised, if major modifications are made to the approved plans, or other related changes that result in the intensification of the project, or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes. If you have any questions, please contact Priit Kaskla, AICP, Senior Planner, at (714) 741-5303.

Sincerely,

A handwritten signature in blue ink, appearing to be 'David Dent', with a stylized, looping initial 'D' and a horizontal line extending to the right.

David Dent, AICP, CBO, CASp
Community Development Director

[Attachment 1:](#) [Project Plans](#)

ATTACHMENT 1 - Project Plans

TOTAL STRUCTURE ARE		LOT COVER CALCULATION:		TOTAL LIVING AREA	
Front Unit	Sf	Lot size 10,150 sf, after dedicated 9100 sf		Front Unit	Sf
E. 1st. floor modify to	1078	75' x 135' Lot size (Sf. Square feet)	9100	E. 1st. floor modify to	1078
E. 1st. floor add	290	Front Unit	Sf	E. 1st. floor add	290
E. 2 car garage/ Storage relocation	400	E. 1st. floor modify to	1078	N. 2nd. Floor	776
N. 2nd. Floor	776	E. 1st. floor add	290	Total	2144
Over hang/ Balconies	105	E. 2 car garage/ Storage relocation	400		
E. Front unit porch	116	Over hang/ Balconies	105	Rear Unit	Sf
Total	2769	E. Front unit porch	116	N. 1st. floor	1377
		Total	1589	N. 2nd. Floor	1377
Rear Unit	Sf			Total	2755
N. 1st. floor	1377	Rear Unit	Sf		
N. rear unit Porch	42	N. 1st. floor	1377		
Over hang/ Balconies	215	N. rear unit Porch	42		
N. 2nd. Floor	1377	Over hang/ Balconies	215		
N. 2 car garage	400	N. 2nd. Floor	1377		
E. Front unit porch	116	N. 2 car garage	400		
Total	3728	E. Front unit porch	116		
Total 2 units Structure:	6493	Total	2150		
		% of Lot Cover Calculation			
		Total Front & Rear Unit	4139		
		Percent of lot cover: 41.39/9100=	45.48%		

BILLY. I
DESIGNER

7302 Encenon Ave
Westminster, CA 92683
EMAIL: billydesigner@gmail.com
TEL: 714 717-1099

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REVISION	
DATE	BY
06.25.26	

SITE PLAN

Project: REMODEL + NEW REAR UNIT
OWNER: Mrs. Jenthy Ly
Address: 12702 Magnolia St, Garden Grove, CA 92641

DATE: 06/11/20
SCALE AS SHOWN
ARCHITECTURAL DESIGN:
BILL B. TO
714-717-1099

CITY PLAN CHECK:
CIVIL ENGINEER:
[SEAL]

DATE: 06/11/20
JOB NO: Project Number
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

DRAWING NO:
A-1.1

Center line Magnolia Ave

Proposal & Modify Drive way

SITE PLAN

3/16" = 1'-0"

NOTE:

1. STARWAY MIN 6-8" VERTICAL HEADROOM AT TREAD NOSING
2. THE HANDGrip POINT OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. IF THE HANDRAIL IS NOT CHAIRRUL, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 2.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. CFC 131.1.7.3
3. STARWAY 36" CLEAR WIDTH MIN.
4. HANDRAIL SHALL PROJECT A MINIMUM 12" BEYOND THE NOSING OF THE TOP AND/OR BOTTOM END OF THE STAIRS
5. RETURN (END OF HANDRAILS) TO WALL
6. NO VARIATION IN A FLIGHT WHICH EXCEED 3/8"
7. HANDRAIL HEIGHT SHALL BE 34 TO 38 INCHES ABOVE THE NOSING OF TREADS. CFC 131.1.7.7.1. OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL NOT ALLOW THE PASSAGE OF 4-8 INCH DIAMETER SPHERES. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6-IN. DIAMETER SPHERE. CFC 131.2.3.4.1 (2)

[illegible]

7302 Emerson Ave
Westminster CA 92683
EMAIL: billytdesigner@gmail.com
EMAIL: billytdesigner@yahoo.com
TEL: 714.731.1000

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REVISION		
	DATE	BY
①	12.03.25	SS.
②	06.25.26	
③		
④		
⑤		

SECOND FLOOR PLAN

Project:	REMODEL & NEW REAR UNIT
Owner:	Mrs. Jenthy Ly
Address:	12602 Maanolia St. Garden Grove, CA 92647

DATE: 08/11-20

SCALE AS SHOWN

ARCHITECTURAL DESIGN

BILL B. TO

714-717-1099

CITY PLAN CHECK:

Civil Engineer:

Professional Engineer Seal for the State of Texas, No. 10425, Civil Engineering, expiring 09/01/2007.



DATE: 12/05/10
JOB NO.: Project Number
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

DRAWING NO.

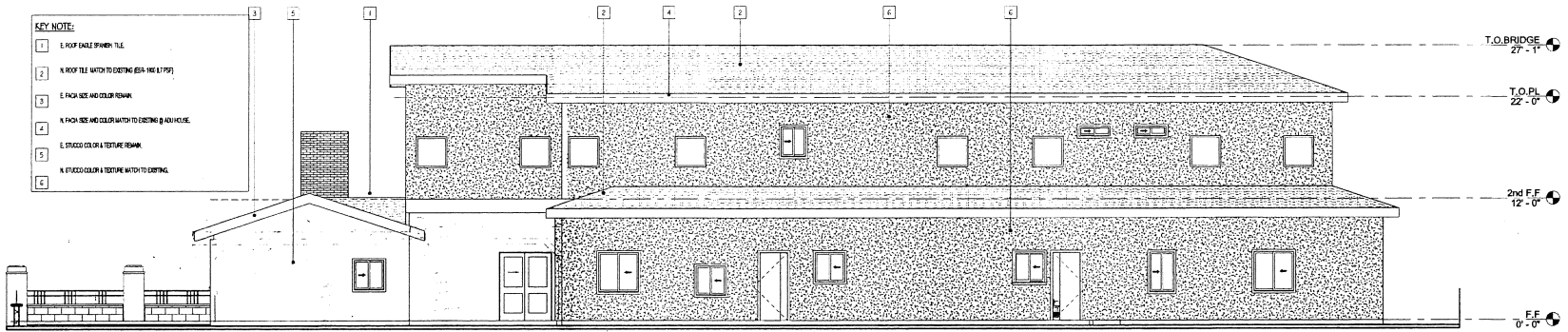
121

A-2.1

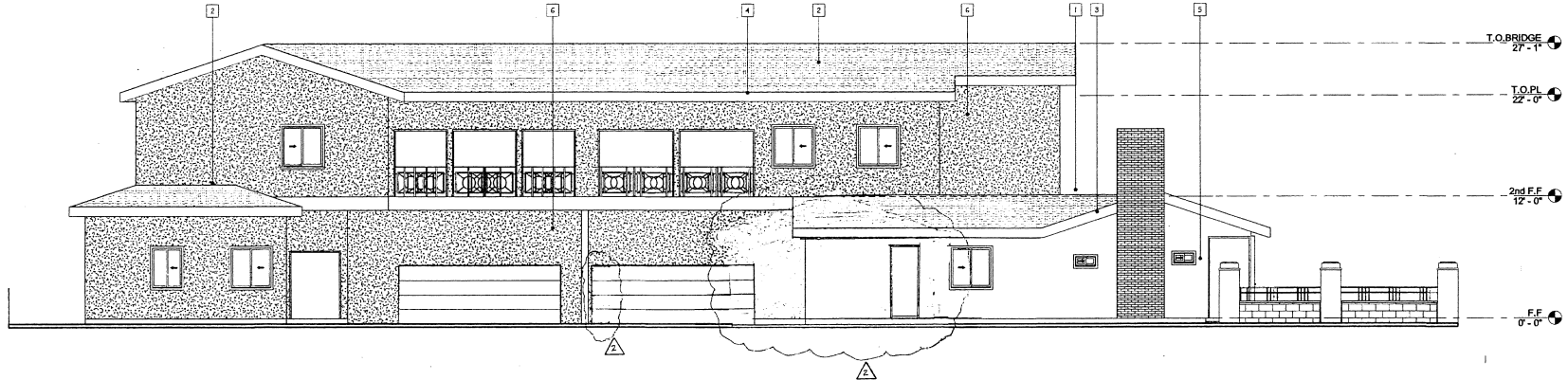
1 SECOND FLOOR PLAN
3/16" = 1'-0"

ATTACHMENT 1 - Project Plans

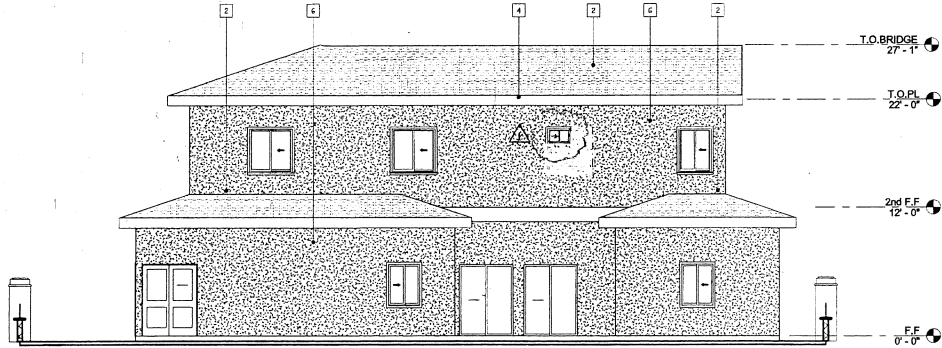
- KEY NOTE:**
- 1 E. ROOF GABLE SHIMMY TILE
 - 2 N. ROOF TILE MATCH TO EXISTING (SEA-100 LTP)
 - 3 N. FACH SIDE AND COLOR REPAIR
 - 4 N. FACH SIDE AND COLOR MATCH TO EXISTING & ADVISORY
 - 5 E. STUCCO COLOR & TEXTURE REPAIR
 - 6 N. STUCCO COLOR & TEXTURE MATCH TO EXISTING



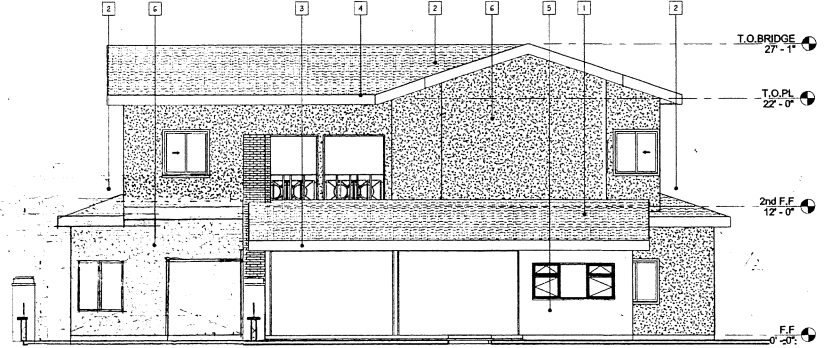
1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

BILLY. I
DESIGNER

7302 Emerson Ave
Westminster, CA 92683
EMAIL: billydesigner@gmail.com
TEL: 714.717.1099
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REVISION

DATE	BY
06.25.24	

ELEVATIONS

REMODEL & NEW REAR UNIT
Mrs. Jenthy Ly
12782 Magnolia St. Garden Grove
CA 92641

Project: OWNER: Address:

DATE: 08/11/20

SCALE AS SHOWN

ARCHITECTURAL DESIGN:

BILL D. TO 714-717-1099

CITY PLAN CHECK:

CIVIL ENGINEER:

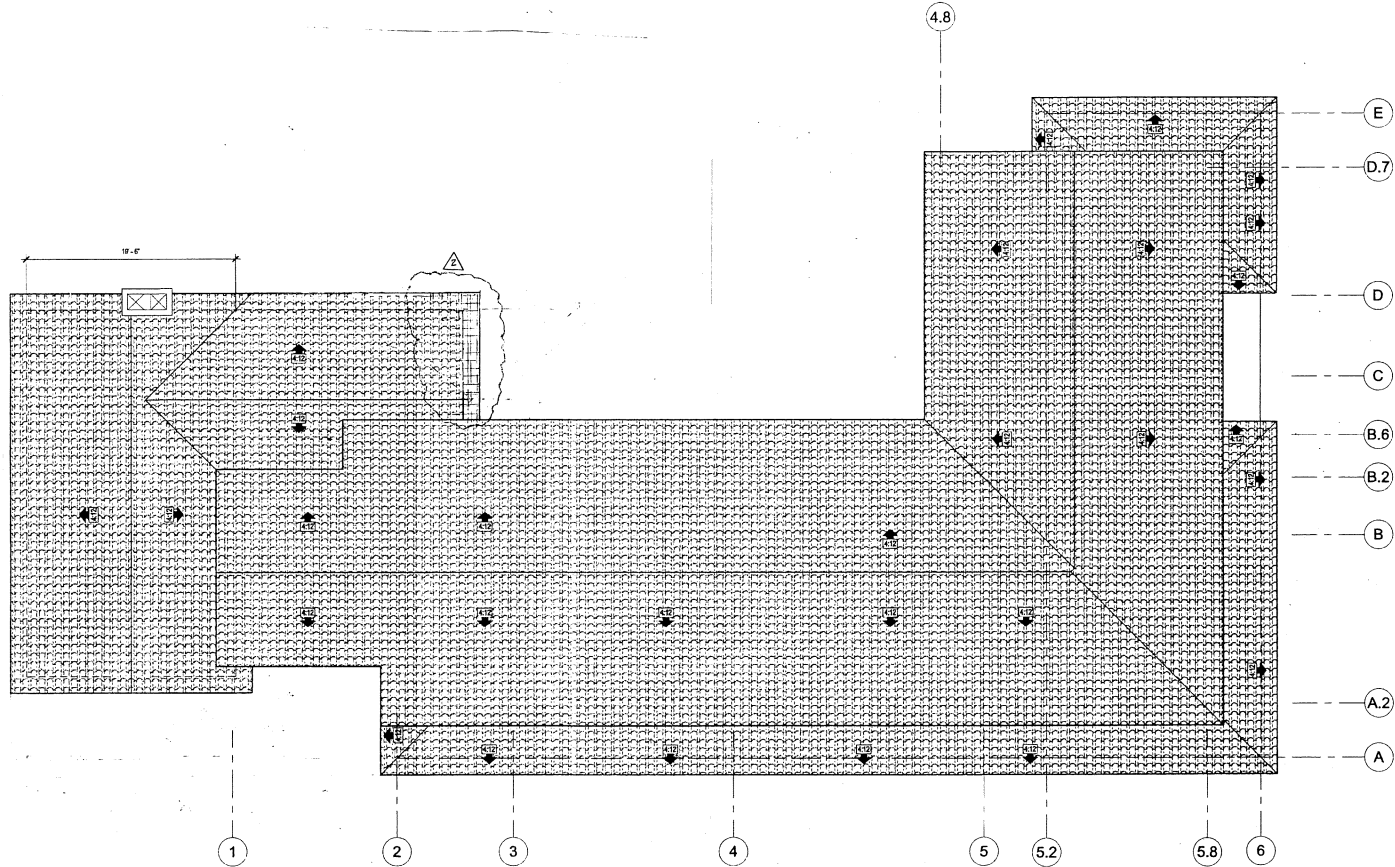


DATE: 10/07/19
JOB NO.: Project Number
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

DRAWING NO.

A-3.0

ATTACHMENT 1 - Project Plans



1 ROOF PLAN
3/16" = 1'-0"

DILLY. I
DESIGNER

7302 Emerson Ave
Westminster, CA 92683
EMAIL: info@dillyi.com
TEL: 714-717-1099

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OR REPRODUCED IN THE PART OR
IN WHOLE WITHOUT THE WRITTEN
PERMISSION BY DILLY. I.

REVISION	DATE	BY
1	06-25-24	
2		
3		
4		

ROOF PLAN

Project: REMODEL & NEW REAR UNIT
Owner: Mrs. Jenthy Ly

Address: 12762 Magnolia St, Garden Grove, CA 92641

DATE: 06/11/20

SCALE: AS SHOWN

ARCHITECTURAL DESIGN:

DILL. I. TO

714-717-1099

CITY PLAN CHECK:

CIVIL ENGINEER:



DATE: 10/06/19
JOB NO.: Project Number
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

DRAWING NO.

A-4.0