

DEVELOPMENT PROJECTS UPDATE LIST

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current from October 2022 through September 2024

For the most recent information contact the Planning Division at (714) 741-5312

IN PROCESS IN PLANNING DIVISON

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
CUP-335-11 (REV. 2024)	13132 Garden Grove Boulevard	A request to modify Conditional Use Permit No. CUP-335-11, which governs alcohol sales and live entertainment for an existing bar, to extend the permissible days for live entertainment to seven (7) days a week. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-335-11, would be revoked and replaced by Conditional Use Permit No. CUP-355-11 (REV. 2024). In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Matthew Herrick 13132 Garden Grove Boulevard Garden Grove CA 92843	H. L.	6	P.C.
DR-078-2024	11081 College Avenue	A request for Director's Review approval to construct a new, two-story, 2,635 square-foot single family dwelling, on a 4,500 square-foot vacant lot located at 11081 College Avenue. The dwelling features four (4) bedrooms and six (6) bathrooms, a front porch, an attached two-car garage, and a driveway with open parking spaces. An 800 square-foot two (2) bedroom two (2) bathroom attached ADU is also shown for reference.	Tam Vo 13664 Cork Street Garden Grove CA 92844	A. A.	5	D.R.

ENTITLEMENT GRANTED

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-232-2023	8762 Garden Grove Boulevard #102	A request for Conditional Use Permit approval to operate a new 3,748 square foot preschool/daycare (child daycare center), 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 void.	Toby Nguyen 16651 Gothard St, Suite A1 Huntington Beach CA 92647	M. M.	1
CUP-254-2023	13062 Chapman Avenue	A request for Conditional Use Permit approval to operate an existing 2,100 square foot restaurant, Doheny's Tavern Grill and Sports Bar, with a new State Alcoholic Beverage Control Type "47" (On-Sale, General, Eating Place) License. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-587-02, shall be revoked and become null and void.	Madidon Enterprises LLC 4542 Minuet Dr Huntington Beach CA 92649	M. M.	6
CUP-266-2024	12781 Harbor Boulevard	A request for Conditional Use Permit approval to allow the operation of a new, 2,900 square foot, arcade located within an existing multi-tenant commercial shopping center.	Saul de Santiago 20441 Graystone Ln. Huntington Beach CA 92646	H. L.	5
DR-073-2024	10651 Mckeen Street	A request for Director's Review approval to construct a new duplex, consisting of two (2) two-story dwelling units, on a 5,946 square-foot lot located at 10651 McKeen Street. Unit #1 will total 1,799 square feet with four (4) bedrooms and three (3) bathrooms, and Unit #2 is 1,349 square feet with two (2) bedrooms and three (3) bathrooms. Each unit will have a front porch, an attached two-car garage, and each a separate driveway with open guest parking spaces.	Vi Vu 15662 Jefferson Street Midway City CA 92655	P. K.	4
DR-074-2024	7580 Chapman Avenue	A request for Director's Review approval to allow the installation of a new attached wireless telecommunication facility mounted to an existing utility tower, and installation of related ground-mounted equipment.	AT&T Mobility / Smartlink 1452 Edinger Avenue Tustin CA 92780	P. K.	1
DR-075-2024	12361 Magnolia Street	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 six feet (6'-0").	Lorrie Klevos 105 S. Calle Alta Orange CA 92869	Z. H.	2
PM-2020-174 (Reinstatement-2024)	9852 Chapman Avenue	A request to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 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 a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. Tentative Parcel Map No. PM-2020-174 was originally approved in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center.	SVAP II Chapman LLC 302 Datura Street Suite 100 West Palm Beach FL 33401	M. M.	3

SP-070-2019 (REINSTATEMENT) V-023-2019 (REINSTATEMENT)	9191 Westminster Avenue	A request to reinstate the approval of Site Plan No. SP-070-2019 to construct a 7,140 square foot third floor addition to an existing two-story 29,000 square foot medical office building, and to reinstate the approval of Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition.	Dr. Michael Dao 9191 Westminster Ave Garden Grove CA 92844	C. C.	3
SP-123-2023	10855 Stanford Avenue	A request for Site Plan (SP) approval to construct a 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure at a church site currently improved with a school, St. Columban School. Additional site improvements consist of new wrought iron fencing and vehicular rolling gates, a trash enclosure, and reconfiguration of parking stalls to accommodate the new structures.	St. Columban School 10855 Stanford Ave Garden Grove CA 92840	M. M.	4
SP-138-2024 TT-19314	12701 Buaro Street	A request for Site Plan approval to construct thirty-five (35) three-story, for-sale residential condominium units and associated site improvements on an approximately 1.4-acre lot. The proposal includes two (2) affordable housing units for "very-low income" households. Inclusion of the two (2) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Ashton 3 (Matt Ashton) 20 Pamela Coto de Caza CA 92976	P. K.	5
SP-142-2024	13171 Jefferson Street	A request for Site Plan approval to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. Inclusion of the one (1) very low-income unit qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Jeffrey & Tina Mullen 9291 Shadwell Drive Huntington Beach CA 92646	P. K.	1
SP-145-2024 LLA-033-2024	9891, 9897, and 9901 Garden Grove Boulevard	A request for Site Plan approval to construct a seven-story, 98-unit multiple-family residential apartment complex with associated site improvements on a 1.35-acre (Gross) project site, and a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed residential development. The proposal includes ten (10) affordable housing units for "very low-income" households. Inclusion of the ten (10) "very low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William D. Jager 872 Wendt Ter. Laguna Beach CA 92651	M. M.	3

SP-146-2024 PM-2023-191	12681 Haster Street	A request for Site Plan approval to construct a seventy-six (76) unit, four-story residential apartment building and associated site improvements on an approximately 1.6-acre lot. The proposal includes eight (8) affordable housing units for "very low-income" households. Inclusion of the eight (8) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Parcel Map to split the existing 3.8-acre property into two (2) separate lots of approximately 2.2 acres, and approximately 1.6 acres. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	LPA, Inc. 5301 California Ave Suite 100 Irvine CA 92617	P. K.	5
SP-144-2024 CUP-267-2024 IOU-006-2024 PM-2023-156	11432 - 11462 Stanford Avenue	A request to develop a six-story mixed-use development on a 0.94 acre lot consisting of an 80-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested include the following: (i) An Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) A Tentative Parcel Map to consolidate three existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) A Site Plan to allow construction of the six-story mixed-use development consisting of an 80-unit senior apartment building over a parking structure with one subterranean and one above-ground levels, and 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) A Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very-low income" households. Inclusion of the four (4) "very-low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the state density bonus law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William Jager 872 Wendt Ter Laguna Beach CA 92651	H. L.	5
IFC-001-2024	north of Chapman Avenue, south of Woodward Lane, at 11911 Euclid St	A request for a determination of Public Convenience or Necessity for a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer and Wine) License in connection with Conditional Use Permit No. CUP-179-93.	Bahadar Lakha 3157 Lindacita Lane Anaheim CA 92804	A. A.	2

IN BUILDING DIVISION PLAN CHECK

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
A-040-2024 PUD-019-2024 SP-136-2024 V-042-2024 TT-19298	12828 Newhope Street	A request that the Planning Commission recommend City Council approval of a zoning map amendment, residential Planned Unit Development, and related entitlements for a proposed 15-unit multiple-family residential project on an approximately 0.88-acre site. The specific land use entitlement approvals requested include the following: (i) zoning map amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development (PUD-019-2024) zoning with an R-3 (Multiple-Family Residential) base zone; (ii) residential Planned Unit Development to facilitate the development of the project; (iii) Site Plan approval to construct fifteen (15) three-story detached homes along with associated site improvements; (iv) a Vesting Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and (v) a Variance to deviate from the minimum property size to establish a residential Planned Unit Development. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.	Olson Urban Housing, LLC (ATTN: Brian Geis) 3010 Old Ranch Parkway Suite 100 Seal Beach CA 90740-2751	P. K.	5

CUP-143-2018 (REV. 2024)	12900 Main Street	A request to modify Conditional Use Permit No. CUP-143-2018 to allow an existing restaurant, AUM Beer House, to extend the sale of alcoholic beverages (ABC Type "47" License, On-Sale General - Eating Place) that is currently governed by the Conditional Use Permit No. CUP-143-2018 to a new permanent, 540 square-foot (10'-10" x 50'-0") outdoor sidewalk dining area.	Son Quach 12890 Main St Garden Grove CA 92840	P. K.	4
CUP-203-2021 (MM1)	14208 Brookhurst Street	A request for Minor Modification 1 to Conditional Use Permit No. CUP-203-2021 to modify the approved plans to allow an outdoor dining area with no alcohol service for an existing restaurant operating with a State Alcoholic Beverage Control (ABC) Type "41" (On-sale Beer & Wine - Eating Place).	Ngoc Tu Tran 14208 Brookhurst Street Garden Grove CA 92843	P. K.	4
CUP-256-2024	8100 Garden Grove Boulevard	A request for Conditional Use Permit approval to allow an existing adult day health care to expand and operate within two existing commercial buildings with a combined building area of 13,530 square feet. Also, a request to revoke Conditional Use Permit Nos. CUP-188-2020(REV.2021) and CUP-208-2021, which previously governed the use of the property.	Young Park 2064 Marengo Street #200 Los Angeles CA 90033	P. K.	1
CUP-259-2024	10912 Katella Avenue	A request for Conditional Use Permit Approval to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space.	Freedomhouse OC (Josiah Silva) 464 W. Commonwealth Fullerton CA 92832	P. K.	2
DR-060-2022 (Reinstatement 2024)	10061 Dakota Avenue	A request to reinstate the Director's Review approval of a new duplex at 10061 Dakota Avenue. Both units would consist of approximately 1,802 square feet, with four (4) bedrooms and three (3) bathrooms, and a new two-car garage. The site will eventually also include two new ADUs (for reference only).	Victor Vizcaino 127 N Catalina Street #2 Los Angeles CA 90004	P. K.	4
GPA-001-2023 A-036-2023 SP-127-2023 TT-19273	13252 Brookhurst Street and 10052 Central Avenue	The applicant requests to develop a thirty-unit residential townhome project, which includes three (3) affordable residential units for "moderate-income" households, on an approximately 1.22-acre site (the "Project"). As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following: (i) General Plan Amendment approval to amend the General Plan Land Use Designations of the properties from Light Commercial (LC) and Low Medium Density Residential (LMD) to Medium Density Residential (MDR) to facilitate the development of the residential project; (ii) Zoning Amendment approval to rezone the properties from C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) Site Plan approval to construct thirty (30) three-story townhomes along with associated site improvements; and (iv) Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each townhome as a condominium. The inclusion of three (3) for-sale moderate-income units qualifies the project for a density bonus, reduced parking ratios, concessions and waivers pursuant to the State Density Bonus Law (SDBL). The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program (MMRP) for the project.	Melia Homes Inc. 8951 Research Dr. #100 Irvine CA 92618	H. L.	4
LLA-030-2024	12171-12211 Tamerlane Drive	A request for improvements at 15 existing apartment building sites developed with 78 affordable dwelling units to satisfy TCAC requirements. The improvements include mobility and communications upgrades, the removal of ten (10) garage structures, replacement of six (6) stairways, replacement of guardrails and handrails at the remaining stairways, removal of laundry facilities at each building, conversion of a three-car garage to a communal laundry facility, a new 511 square foot communal laundry facility, a new 650 square foot clubhouse, four (4) new trash enclosures, a new second story bridge connecting two existing apartment buildings, and reconfiguration of parking and landscaping improvements throughout the sites.	Shawn Boyd 3920 Birch St Suite 103 Newport Beach CA 92660	M. M.	5
Minor Modification No. 1 to SP-101-2021	13861 Brookhurst Street	A request to modify Building A, as approved under Site Plan No. SP-101-2021, from a 4,000 square foot bank with a drive thru, to a 950 square foot drive thru coffee shop, Dutch Bros.	Dutch Bros Coffee 110 SW 4th Street Grants Pass OR 97526	M. M.	3
SP-122-2023 PM-2022-167	7390 - 7440 Lincoln Way	A Site Plan request to construct a new 88,164 square-foot shell industrial building following the demolition of a 76,500 square-foot building at 7390 Lincoln Way and a 29,950 square-foot building at 7440 Lincoln Way. Also, a Tentative Parcel Map to consolidate 7390 Lincoln Way and 7440 Lincoln Way into a single parcel.	Steve Hong 4590 MacArthur Boulevard Suite 500 Newport Beach CA 92660	P. K.	1
SP-122-2023 (MM1)	7390 - 7440 Lincoln Way and 11311 Western Avenue	Minor Modification #1 to Site Plan No. SP-122-2023, to allow for a modification to the approved site plan, and to remove Condition #38 for a new industrial building, located at 7390 Lincoln Way and 7440 Lincoln Way. The revised site plan specifically will reduce the number of parking spaces provided onsite, and expand the delivery truck maneuvering area.	Scannell Properties #680, LLC c/o Jay Tanjung 24411 Ridge Route Drive Suite 120 Laguna Hills CA 92653	P. K.	1

SP-130-2023	12242 Western Avenue	A request for Site Plan approval to add 2,510 square feet of building area, and 580 square feet for an equipment yard enclosure, to an existing industrial building currently used by GKN Aerospace Transparency Systems, a military and commercial aircraft transparency systems company, to accommodate additional equipment and a clean room.	Carl Willard 11980 Woodside Ave Suite 1 Lakeside CA 92040	M. M.	1
SP-132-2023 CUP-251-2023	11236 Dale Street	A request for Site Plan approval to demolish an assembly building and an ancillary building to construct an approximately 7,430 square foot, two-story, multi-purpose building on an existing church site, True Jesus Church. In conjunction with the building request, the applicant also requests Conditional Use Permit approval to allow the church to continue to operate at the subject site. Pursuant to Section 9.12.020.050.A, the applicant requests a waiver to deviate from the required 25-foot distance from a new building to a common property line with an "R" zoned property to allow the new building to be at 15 foot distance.	Elements Architecture (Darin Todd) 6B Liberty, #100 Aliso Viejo CA 92656	H. L.	2
SP-137-2024 CUP-261-2024	11000 - 11100 Garden Grove Boulevard	A request for Site Plan and Conditional Use Permit approval to allow the construction and operation of a new fueling station, including a new 11,800 square foot fueling canopy with fifteen dispensing units, each with two pumps, and related site improvements. The project includes the relocation and demolition of the existing Costco Warehouse fueling station, and the demolition of an existing commercial building, currently occupied by Office Depot, to accommodate the new fueling station. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Costco Wholesale Corp. (Diana Salazar-Chu) 999 Lake Drive Issaquah WA 98027	M. M.	4
SP-141-2024 LLA-031-2024 CUP-493-00 (REV. 2024)	8791 - 8811 Orangewood Ave	A request to expand an existing religious facility by incorporating an approximately 0.42-acre adjoining parcel into the development's site area, and constructing a new ancillary building. The Planning Commission will consider approval of (i) a Site Plan to construct a new 4,285 square foot two-story ancillary building to serve the existing religious facility site, along with associated site improvements; (ii) a Lot Line Adjustment to remove an existing lot line for the purposes of consolidating two (2) adjoining lots into one (1) lot to accommodate the religious facility expansion; and (iii) a modification to Conditional Use Permit No. CUP-493-00 to allow the expansion of the religious use. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be replaced by the modified Conditional Use Permit No. CUP-493-00 (REV. 2024).	Winston Liu 7852 Orangewood Avenue Stanton CA 90680	H. L.	2
LLA-032-2024	13402 Lucille Street	A request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) parcels into one (1) parcel to facilitate the construction of an Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling.	Serge Melikyan 13402 Lucille St. Garden Grove CA 92805	A. A.	3
SP-120-2023 Vesting PM-2021-206	12233 Choisser Rd, 12235 Choisser Rd, 12237 Choisser Rd, 12239 Choisser Rd	Proposal to construct a 53 unit-residential apartment complex on four (4) lots with a combined lot area of 28,832 square feet. The project includes an affordable density bonus of 32.5% for very low income households. The proposal includes the construction of a 6-story (68 ft. 9 inches), podium building, with garage parking on the ground level, and residential units on levels 2 to 6. 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 four existing parcels into a single lot to facilitate the development of the residential apartment complex.	Danny Wei 12966 Euclid Street Suite 300 Garden Grove Ca 92840	M. P.	6
SP-129-2023	9691 Bixby Ave	The applicant is requesting Site Plan approval to construct a three-story, 27-unit residential apartment complex and associated site improvements on a 0.83-acre lot. The proposal includes three (3) affordable housing units for "very-low income" households. Inclusion of the three (3) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law. All existing on-site improvements will be demolished to accommodate the proposed development.	The Jager Co., 872 Wendt Terrace Laguna Beach CA 92651	H. L.	3

Site Plan No. SP-081-2020 (TE2) Tentative Tract Map No. TT-18181 (TE2)	11712 Lampson Avenue	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 Avenue Garden Grove CA 92840	M. P.	6
SP-043-2017 TT-17455 DA-008-2017	12222, 12252, 12262, 12272, 12292, 12302, 12511, 12531, and 12551 Harbor Boulevard; 12233, 12235, 12237 and 12239 Choussier Road	A request for approval of a Site Plan, Tentative Tract Map, and Development Agreement to implement a previously approved resort hotel development project on "Site C" at the Northwest corner of Harbor Boulevard and Twintree Lane in the City of Garden Grove.	Investel Garden Resorts, LLC 11999 Harbor Blvd. #1711 Garden Grove, CA 92840 (626) 475-0707	M.P.	
SP-111-2022 (MM1)	10201 - 10231 Garden Grove Blvd	Minor Modification No. 1 to Site Plan No. SP-111-2022 to (1) a redesign to the elevator lobbies and enclosed stairwells to comply with the Building Code requirements for egress; (2) shifting the third floor commercial tenant space to align with the exterior building plane, along the south and west building elevations, and shifting and redesigning the exterior corridor used to access the commercial tenant space into an interior, enclosed corridor; (3) increasing the size of a roof garden located on the fourth floor, along the west building elevation, from two smaller passive roof gardens with a combined area of 918 square feet to one passive roof garden with an area of 2,765 square feet; and (4) a modification to Condition of Approval No. 84 to change the allowable square footages of the retail and medical uses while continuing to provide the required number of parking spaces.	Paul Kim 6101 Ball Road Cypress CA 90630	M. P.	4
SP-111-2022 (TE1) PM-2021-190 (TE1)	10201 - 10231 Garden Grove Blvd	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-111-2022 and Tentative Parcel Map No. PM-2021-190 to consolidate two (2) existing parcels into a single 1.86 acre parcel and to construct a five-story mixed-use development on the 1.86-acre site consisting of 9,786 square feet of retail space, 9,270 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A CEQA determination is not required as the project was previously exempted.	Michael Dao 9191 Westminster Avenue Garden Grove ca 92843	M. P.	4

UNDER CONSTRUCTION

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-242-2023	12865 Main Street	A request to operate a new restaurant, The Hive, with a new original ABC Type "23" (Small Beer Manufacturer), and limited live entertainment, located at 12865 Main Street. Also, a request to revoke Conditional Use Permit No. CUP-223-2022, which previously allowed the operation of a restaurant with a State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License.	The Hive on Main Street (Elizabeth Dang) 12865 Main Street #101 Garden Grove CA 92840	P. K.	4
CUP-242-2023 (MM1)	12865 Main Street	A request for Minor Modification 1 to Conditional Use Permit No. CUP-242-2023 to modify the approved plans for a proposed restaurant use operating with a State Alcoholic Beverage Control (ABC) Type "23" (Small Beer Manufacturing) License and limited live entertainment.	Elizabeth Dang 12865 Main Street Garden Grove CA 92840	P. K.	4
CUP-243-2023	10868 Garden Grove Boulevard	A request for Conditional Use Permit approval to allow the operation of a new massage establishment, 128 Luxury Spa, within an existing multi-tenant office building.	Be Ho 16036 Basil Street Fountain Valley CA 92708	H. L.	4
CUP-250-2023	11261-11301 Acacia Parkway	The City of Garden Grove is requesting Conditional Use Permit Approval to (I) construct and operate a police headquarters of up to 104,000 square feet, (II) construct a new parking garage of up to 448 parking spaces, (III) demolish the existing police headquarters, (IV) and construct a new park all within the City's Civic Center Area.	City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	P. K.	5
DR-051-2021 (Reinstatement-2022)	8581 Stanford Avenue	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	P. K.	1
DR-071-2023	11999 Harbor Boulevard	Director Review request for the installation of a new building-mounted attached wireless telecommunications facility at the existing Hyatt Regency hotel, located at 11999 Harbor Boulevard.	Dish Wireless 7545 Irvine Center Boulevard #250 Irvine CA 92618	P. K.	5

SP-104-2021 (MM1)	7441 Chapman Avenue	Minor Modification 1 to Site Plan No. SP-104-2021 to modify the approved plans to eliminate the 26,449 square-foot basement level of the proposed self-storage building.	Garden Grove Self Storage Partners LLC 8777 Gainey Center Drive #19 Scottsdale AZ 85258	P. K.	1
SP-121-2023 V-039-2023	12692 Garden Grove Boulevard	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 4,600 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 Plan-Office Professional (HCSP-OP) zone	Anhthu Nguyen 12302 Garden Grove #7 GARDEN GROVE CA 92843	H. L.	6
SP-125-2023 CUP-241-2023	13091 Harbor Boulevard	A request to operate a new restaurant, Sabroso! Mexican Grill, in an existing 2,780 square foot tenant space within a pad building located at 13091 Harbor Boulevard. The requested Site Plan approval includes exterior tenant improvements, and the addition of a 927 square foot patio dining area. Also, a request for Conditional Use Permit approval for a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License.	Sabroso! Mexican Grill 13129 Harbor Boulevard Garden Grove CA 92843	P. K.	6
SP-062-2019 LLA-020-2019	8218 and 8242 Garden Grove Boulevard	Request to construct a 46-unit apartment complex w/ a 21.7% affordable housing density bonus on 2 lots in the R-3 Zone. Lots to be consolidated into one w/ total lot area of 66,000 sf.	David Nguyen 38 Arbusto Irvine, CA 92606 (714) 791-3771	M.P	1
SP-022-2016 LLA-011-2016 DA-002-2016 CUP-065-2016	10641 - 10661 Garden Grove Boulevard 10662 Pearl Street	A request for Site Plan and Conditional Use approval to construct a four-story, 10-unit, work-live mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate three properties into one. A Development Agreement is also included.	Tony Lam 9741 Bolsa Avenue, Ste. 201 Westminster CA 92683	C.C	4
GPA-001-2021 A-030-2021 SP-093-2021	9312 Chapman Avenue	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.	Victor P. Nguyen 11165 Wasco Rd Garden Grove CA 92841	C.C.	3
SP-133-2024 V-041-2024	12542 Chapman Ave	A request for Site Plan approval to construct a 2,000 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan- Tourist Commercial "B" zone (HCSP-TCB). The existing 1,785 square foot building will be demolished to facilitate the proposed project	Vandana Kelkar 38 Executive park #310 Irvine CA 92614	K. P.	6
SP-053-2018 (Reinstatement-2020)	12891 Main Street	A request to reinstate the approval of a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 sq. ft. on the Main Street frontage and 9 residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony; and a reduction in a minimum dimension of a passive recreation area.	Avi Marciano 24 Hammond Ste. C Irvine CA 92618	P.K.	4

PROJECT FINALED / COMPLETED

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
A-039-2024 CUP-284-09 (REV.24)	12941 Main Street	A request for approval of a Zoning Text Amendment to Title 9 (Land Use) of the Garden Grove Municipal Code pertaining to billiard parlors and pool halls. The proposed Zoning Text Amendment would update portions of Chapters 9.04 and 9.18 of Title 9 of the City of Garden Grove zone to update definitions, permitted uses, and special operating and standards for billiard parlors and pool halls, including amending the CC-2 (Civic Center Main Street) zone to allow billiard parlors and pool halls as an incidental use to "full service dine-in eating establishment/restaurants" subject to a conditional use permit. Also, a request to modify Conditional Use Permit No. CUP-284-09 (REV. 2023) to permit an existing restaurant, The Wharf, located at 12941 Main Street, in the CC-2 (Civic Center Main Street) zone to operate eight (8) pool tables as an incidental use, contingent upon the adoption and effectiveness of the proposed Zoning Text Amendment. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-284-09 (REV. 2023), would be revoked and become null and void and replaced by the modified Conditional Use Permit. The Planning Commission will also consider a recommendation that the City Council determine that the proposed Project is exempt from review under the California Environmental Quality Act.	HTB INC 12941 Main Street Garden Grove CA 92840	H. L.	4
CUP-231-2022	9760 Garden Grove Boulevard	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	P. K.	3
CUP-234-2023	9836 Garden Grove Boulevard	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 Boulevard Garden Grove CA 90621	P. K.	3
CUP-235-2023	12549 Harbor Boulevard	A request for Conditional Use Permit approval to allow an existing restaurant, Urban Punjab, to operate with a new original State Alcoholic Beverage Control (ABC) Type '41' (On-Sale, Beer and Wine, Public Eating Place) License located at 12549 Harbor Boulevard. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-319-96, shall be revoked and become null and void.	Amina Naeem 12549 Harbor Boulevard Garden Grove CA 92840	S. K.	9
CUP-236-2023	12902 Harbor Boulevard	The applicant is requesting approval of a Conditional Use Permit to operate a new restaurant, Flappy's Amazing Wings and Beer, within an existing vacant tenant space, located at 12902 Harbor Boulevard, to operate with a new original State Alcoholic Beverage Control (ABC) Type '41' (On-Sale, Beer and Wine, Public Eating Place) License.	Flappy's LLC (attn: Thuong Vo) 12902 Harbor Boulevard 92843	S. K.	9
CUP-237-2023	13831 Brookhurst Street	A request for Conditional Use Permit approval to allow an existing Target Corporation ("Target") retail store, to operate with a new original State Alcoholic Beverage Control (ABC) Type '21' (Off-Sale, General) License located at 13831 Brookhurst St. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-114-03, which allowed Target, to operate with an ABC Type '20' (Off-Sale, Beer & Wine), shall be revoked and become null and void.	Target Corporation Business Licensing P.O Box 9471, TPS-3030 Minneapolis MN 55440	S. K.	9
CUP-238-2023	10882 Westminster Avenue #B	A request for Conditional Use Permit approval to operate a new Billiards/Pool Hall at an existing 3,038 square foot tenant space, located at 10882-B Westminster Avenue. The Billiard/Pool Hall formerly operated at 10902 Westminster Avenue, and the business owner proposes to relocate the business to a smaller tenant space within the same shopping center.	Paul Pham 10882-B Westminster Ave Garden Grove CA 92843	S. K.	5

CUP-239-2023	9672 Garden Grove Boulevard	A request for Conditional Use Permit approval to operate a new restaurant, BBQ Chicken, located at 9672 Garden Grove Boulevard., to operate with an original ABC Type 41 license.	Jun Won Song 1701 Clear Creek Dr Fullerton CA 92833	H. L.	3
CUP-240-2023	10911 Westminster Avenue	A request to operate a new restaurant, Garlic & Chives By Royal, with a new original ABC Type "41" (On-sale, Beer & Wine, Public Eating Place), located at 10911 Westminster Avenue. Also, a request to revoke Conditional Use Permit No. CUP-440-99, which previously allowed the operation of a restaurant with a State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License.	Kristin Nguyen 10911 Westminster Avenue Garden Grove CA 92843	P. K.	4
CUP-244-2023	9812 Chapman Avenue	The applicant is requesting approval of a Conditional Use Permit to operate a new restaurant, Yoshiharu Ramen, located at 9812 Chapman Avenue, to with a new original State Alcoholic Beverage Control (ABC) Type '41' (On-Sale, Beer and Wine, Public Eating Place) License.	YOSHIHARU GLOBAL CO. 6940 BEACH Boulevard. SUITE D-705 BUENA PARK CA 90621	K. P.	9
CUP-245-2023	8550 Garden Grove Boulevard	A request to allow a new, approximately 795 square foot tattoo parlor, White Lotus Society, to operate within an existing tenant space of a multi-tenant commercial plaza.	Michelle Ng 13331 Beach Terrace Drive Garden Grove CA 92844	H. L.	1
CUP-248-2023	9836 - 9838 Garden Grove Boulevard	A request for a Conditional Use Permit to allow the expansion of a vocational beauty school, RT7 Beauty School, to a maximum capacity of five (5) instructors and sixty-five (65) students within a combined 5,245 square-foot tenant space, at 9836 and 9838 Garden Grove Boulevard. Also, a request to revoke Conditional Use Permit No. CUP-234-2023, which previously allowed the operation of the vocational beauty school with three (3) instructors and thirty-six (36) students at 9836 Garden Grove Boulevard.	Kyunghee Choi Park 9836 Garden Grove Boulevard Garden Grove CA 92844	P. K.	3
CUP-252-2023	12500 Valley View Street #A	A request for Conditional Use Permit approval to allow a new liquor store, Liquor Logic, to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License.	Devon Thai 2154 Ridgeview Terrace Dr. Signal Hill CA 90755	H. L.	1
CUP-258-2024	12155 Valley View Street	A request for Conditional Use Permit approval to operate a new restaurant with a new Alcoholic Beverage Control Type "41" (On-Sale, Beer & Wine, Eating Place) License.	Joseph Maggiore on behalf of Copper Bell Inc 385 Winslow Avenue Long Beach CA 90814	K. P.	5

CUP-262-2024	5939 Chapman Avenue	A request for Conditional Use Permit approval to allow a new restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	H. L.	1
CUP-284-09 (REV. 10) (REV.23) CUP-284-09 (REV.23)	12941 Main Street	A request to modify Conditional Use Permit No. CUP-284-09 (REV. 10), which governs alcohol sales and limited live entertainment at an existing restaurant, The Wharf, located within the Historic Main Street, to include (i) modifications to the approved floor plan and conditions of approval to add two (2) new pool tables in the dining area as incidental amusement devices, and (ii) modification to the hours of operation from 11:00 a.m. to 12:00 a.m., Sunday to Wednesday, and from 11:00 a.m. to 2:00 a.m., Thursday to Saturday.	HTB INC 2818 E. Collins Orange CA 92867	H. L.	4

DR-077-2024	12100 Euclid Street	A request for Director's Review approval to continue to allow the temporary use of a modular structure for medical office use, to support urgent care functions at an existing Kaiser Permanente medical office facility.	Deborah Wong 393 E Walnut St, 5th Floor Pasadena CA 91188	C. C.	2
IOU-005-2024 CUP-255-2024	12191-12211 Magnolia Street	A request for Interpretation of Use approval to determine the compatibility between an Adult Day Services use, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), and the R-1 (Single-Family Residential) zone classification, and to allow Adult Day Services subject to a Conditional Use Permit. Also, a request for Conditional Use Permit approval to allow the continued operation of an existing religious facility, Lambertian Ministry Center, and an existing preschool, Lambees Preschool, and to introduce and allow the operation of a new Adult Day Health Care facility collectively on a property located at 12191-12211 Magnolia Street (Assessor's Parcel No. 215-064-36 and 37). In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Sr. Grace Duc Le 14700 Van Ness Avenue Gardena CA 90249	H. L.	2
SP-124-2023	12036 Brookhurst Street	A request for Site Plan approval to allow facade improvement on an existing retail building located at 12036 Brookhurst Street. No additional square footage will be added to the building.	Ha Nguyen 13172 SANDRA PLACE Garden Grove CA 92843	H. L.	3
SP-128-2023 CUP-347-12 (Rev. 2023)	9898 Trask Avenue	A request for Site Plan approval to deviate from two (2) development standards of Planned Unit Development No. PUD-110-96 (REV. 12) to allow for the following at a site currently improved with an auto dealership, Garden Grove Hyundai: (i) to remove the arched cap feature on the existing freeway dealer electronic readerboard sign and, (ii) to install a secondary 20'-0" tall freeway dealer sign. In addition, a request for a Modification to the Conditions of Approval of Conditional Use Permit No. CUP-347-12 to remove conditions related to the arched cap feature on the existing freeway dealer electronic readerboard sign.	AKC Permit Co./Kasey Clark 15197 Lighthouse Lane Lake Elsinore CA 92530	M. M.	3
V-040-2023	11551 Trask Avenue	A request for Variance approval to deviate from minimum distance requirements to another electronic changeable copy sign to construct a new standard monument sign with electronic changeable copy at the southwest corner of a site currently improved with a private lodge, the Elks Lodge.	Don Schlensker 6263 Bataan St. Cypress CA 90630	M. M.	6
SP-045-2018 Minor Modification No. 1	11461 Garden Grove Blvd	Request to modify the approved plans associated with Site Plan No. SP-045-2018 to change the use and site plan design of the property from an outdoor communal area to a parking lot.	Danielle Foley 4041 MacArthur Blvd #400 Newport Beach CA	M. P.	5
CUP-249-2023	8032 Garden Grove Boulevard	A request for Conditional Use Permit approval to upgrade existing State ABC Type "20" (Off Sale, Beer & Wine) License to new State ABC Type "21" (Off-Sale, General) license for an existing 2,813 square foot convenience store, ExtraMile, on a site currently improved with a Chevron gas service station, located at 8032 Garden Grove Boulevard. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-433-99, which allowed the convenience store, to operate with an ABC Type '20' (Off-Sale, Beer & Wine) , shall be revoked and become null and void. In conjunction with the request, the zoning administrator will also consider a determination that the project is categorically exempt from the California environmental quality act (CEQA), Pursuant to section 15301- Existing Facilities- of the state CEQA guidelines.	G&M Oil Co., LLC 8032 Garden Grove Boulevard. Garden Grove CA 92844	K. P.	5
CUP-260-2024	12159 Valley View Street	The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant, Taqueria De Anda Grill, to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	Taqueria De Anda Grill 12159 Valley View Street Garden Grove CA 92845	K. P.	5