

DEVELOPMENT PROJECTS UPDATE LIST

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current from January 2023 through December 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-274-2024	12506 Westminster Avenue	A request to allow an existing restaurant, Dawa Kitchen, located at 12506 Westminster, to operate with an original State's Alcoholic Beverage Control (ABC) Type "41" License.	DAWA FNB, INC 12506 Westminster Ave Garden Grove CA 92843	A. A.	6	Z.A.
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.
DR-079-2024	13082 Coast Street	"A request for Director's Review approval to allow a new duplex, consisting of two, attached single-family dwelling units, on a 12,573 square-foot lot located at 13082 Coast Street. The property is currently developed with a single-family dwelling unit approximately 1,008 square feet in size and an attached carport, which will be demolished as part of the request. The existing single-family dwelling unit is proposed to be renovated and expanded by 47 square feet. The unit size for the proposed second dwelling unit will be 960 square feet and will consist of two bedrooms, two bathrooms, a kitchen, and a living room. The applicant is also proposing to construct two, attached two-car garages, as well as provide three (3) uncovered guest parking spaces."	Eliad Dorfman 611 S. Catalina Suite 310 Los Angeles CA 90005	A. A.	1	D.R.
GPA-001-2025 A-041-2025 CUP-119-1960REV2025 SP-150-2025 PM-124-2024 TT-19336 V-045-2025	5802 Santa Catalina Avenue	A request to develop a 26-unit residential townhome project, on an approximately 1.73-acre site. As part of the project, the planning commission will consider a recommendation that the city council approve the following: (i) General Plan Amendment to amend the General Plan Land Use designation of the property from the Low Density Residential (LDR) and Medium Density Residential (MDR) to facilitate the development of the residential project; (ii) 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; (iii) Site Plan approval to construct the 26 two-story townhomes along with associated site improvements; (iv) Tentative Parcel Map approval to subdivide the lot into two lots to facilitate the development of the residential project; and (v) Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each townhome as a condominium. 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.	Sarah Askandari 2355 Main Street Irvine CA 92614	M. M.R	1	C.C.
SP-139-1984MM2	13822 Brookhurst Street	A request for Minor Modification 2 to Site Plan No. SP-139-84 to modify the approved site plan to reconfigure the majority of existing parking area and landscaping to accommodate fifty-six (56) parking stalls for a proposed 8,389 square-foot eating establishment.	Garden Grove Plaza LLC PO Box 811787 Los Angeles CA 90081	Z. H.	4	D.R.

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
SP-148-2024 PM-2023-161 V-044-2024	12013 Lorna Street	A request to reinstate the approval of Site Plan and Tentative Parcel Map to subdivide an 18,125 square foot lot into two (2) parcels. Lot 1, will have a lot size of 7,942 square feet, and Lot 2, will have a lot size of 8,699 square feet. Each lot will be developed with a new single-family home. The existing single-family home will be demolished to accommodate the project. Also, a request to reinstate Variance approval to allow Lot 1 to deviate from the minimum 65'-0" lot width requirement for a corner lot. In conjunction with the requests, the Planning Commission will consider a determination that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA).	Vektir, LLC (Khoa Phan) 12762 Crestwood Circle Garden Grove CA 92841	Z. H.	2	P.C.
SP-149-2025	8132 Garden Grove Boulevard	A request for Site Plan approval to construct a three-story, condominium residential project consisting of forty (40) units, which includes four (4) affordable housing units, or 10%, for "moderate-income" households on an approximately 1.1 acre site currently improved with a vacant religious facility. Pursuant to the State Density Bonus law, the applicant will be requesting concessions and waivers (tentatively as provided below). In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Tentative Tract Map to subdivide the existing property for the purpose of selling each townhome unit as a condominium.	Olson Urban Housing, LLC (Steve Armanino) 3010 Old Ranch Parkway Suite 100 Seal Beach CA 90740	M. M.	1	P.C.

ENTITLEMENT GRANTED

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-242-08 (MM1)	12672 -12682 Brookhurst Street	A request to modify the approved plans for an existing childcare facility operating under Conditional Use Permit No. CUP-242-08.	Steven Ji 1440 N Harbor Blvd 900 Fullerton CA 92835	M. M.	4
CUP-254-2023	South side of Chapman Avenue, east of Haster Street. , at 13062 Chapman Ave	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-271-2024	8516 Garden Grove Boulevard	A request to operate an existing restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-sale, Beer and Wine, Eating Place) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-201-2021, would be revoked and replaced by Conditional Use Permit No. CUP 271-2024. 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)	Catherine Nguyen 117 Liberty St Tustin CA 92782	H. L.	1
CUP-272-2024	8610 Garden Grove Boulevard	A request for approval for Conditional Use Permit (CUP) to operate a new, 2,300 square foot gym.	Sam Hale 8610 Garden Grove Blvd Garden Grove CA 92844	A. A.	1
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
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

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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-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-127-2023 (MM1)	13252 Brookhurst Stret and 10052 Central Ave	A request for a minor modification to the approved plan under the Site Plan No. SP-127-2023 for a new development located at 13252 Brookhurst Street and 10052 Central Avenue	Monica Ultreras 9860 Irvine Center Drive Irvine CA 92618	H. L.	4
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

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-145-2024 LLA-033-2024	9891 - 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

IN BUILDING DIVISION PLAN CHECK

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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
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-080-2024	12966 Euclid Street #150	Director's Review to allow a minor land use deviation to permit the operation of a "bank/ financial institution" for a period of up to eighteen (18) months, at 12966 Euclid Street, Suite 150, while a Land Use Code text amendment to expressly allow "banks/ financial institutions" as a permitted use in the CC-3 (Civic Center Core) zone is processed.		M. P.	5

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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	12131 - 12222 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-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-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-111-2022 (TE1) PM-2021-190 (TE1)	10201 - 10231 Garden Grove Boulevard	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
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

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-122-2023 (MM1)	7390-7440 Lincoln Way	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 Tanjuan 24411 Ridge Route Drive Suite 120 Laguna Hills CA 92653	P. K.	1
SP-129-2023	9691 Bixby Avenue	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
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	South side of Garden Grove Boulevard between Taft Street and Lincoln Street, at 11000 Garden Grove Blvd, 11100 Garden Grove Blvd	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-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

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-141-2024 LLA-031-2024 CUP-493-00 (REV. 2024)	8811 - 8791 Oranewood Avenue	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 (ii) 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 Oranewood Avenue Stanton CA 90680	H. L.	2
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
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.	5

UNDER CONSTRUCTION

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-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

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-250-2023	Northeast corner of Acacia Parkway and Euclid Street, at 11261-11301 Acacia Parkway, at 11301 Acacia Pkwy, 11261 Acacia Pkwy	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-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 Blvd #250 Irvine CA 92618	P. K.	5
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 Blvd Garden Grove CA 92843	P. K.	6

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-212-94 (REV. 2022) (MM1)	12141 Valley View Street	Minor Modification 1 to Conditional Use Permit No. CUP-212-94 (Rev. 2022) to (i) modify Conditional Use Permit No. CUP-212-94 (REV. 2022) to downgrade the Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) license to a Type "41" (On-Sale, Beer and Wine, Eating Place) License, and to (ii) modify the approved floor plan associated with CUP-212-94 (REV. 2022), for an existing bowling alley, Valley View Lanes, located at 12141 Valley View Street.	Valley View Lanes LLC 7100 Arlington Ave Riverside CA 92503	M. P.	1
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 Blvd Garden Grove CA 92840	S. K.	5
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.	5

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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.	3
CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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.	4
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 Blvd., 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-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-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 and 9838 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 Blvd Garden Grove CA 92844	P. K.	3
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.	1

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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.	1
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-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
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
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
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
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
IFC-001-2024	11911 Euclid Street	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
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-045-2018 Minor Modification No. 1	11461 Garden Grove Boulevard	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
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

CASE #	ADDRESS	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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