

## DEVELOPMENT PROJECTS UPDATE LIST

TY DEVELOPMENT DEPARTMENT

This report is current from April 2024 through March 2026

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

### IN PROCESS IN PLANNING DIVISION

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
CUP-162-2025 IOU-007-2025	12491 Valley View St	Interpretation of Use approval to determine the compatibility between Indoor Playground Facilities, and the C-1 (Neighborhood Commercial) zoning district, and to allow an Indoor Playground Facility subject to a Conditional Use Permit. Also, a request for Conditional Use Permit approval to allow an Indoor Playground Facility to operate within an existing inline multi-tenant shopping center. The applicant proposes to divide an existing 22,990 square foot retail tenant space into two (2) separate tenant spaces. Tenant space one (1) will be approximately 10,132 square feet in size, and will be improved with an Indoor Playground Facility consisting of three (3) exercise areas, a dining area, and retail space. Tenant Space two (2) will be improved for future retail space. In addition, the applicant is requesting facade improvements to the existing building to accommodate the proposed use.	Moonkyu Lim 3135 Evelyn Street La Crescenta CA 91214	Z. H.	1	Planning Commission
SP-167-2026	13052 Wilson St	A request for Site Plan approval for to construct two (2) four (4) unit, three-story multi-family residential dwellings and associated site improvements on an approximately 0.42 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).	Toby Nguyen 16651 Gothard St. A-1 Huntington Beach CA 92647	Z. H.	1	Planning Commission
SP-171-2026	8892 Lampson Ave	A request to construct a new two-story, 4-unit residential apartment building on a 16,798 square-foot lot. All existing site improvements will be removed. Units #1 and #3 consist of 1,645 square feet, with four (4) bedrooms and three (3) bathrooms. Units #2 and #4 will consist of 1,645 square feet, with four (4) bedrooms and three (3) bathrooms. Each unit will also have three (3) three-car garages.	Tony Lam 9741 Bolsa Avenue Westminster Ave CA 92682	C. F.	1	Planning Commission
DR-086-2026	12792 Adelle St	A request for Director's Review approval to construct a new duplex consisting of two (2), two-story dwelling units on a 9,508 square foot lot, located at 12792 Adelle Street (APN: 133-463-09).	Ty Tran 9741 Bolsa Avenue Suite 201 Westminster CA 92683	Z. H.	1	Director's Review
DR-085-2026	9642 Katella Ave	A request for Director's Review approval to construct a new duplex, consisting of two (2), attached dwelling units, on a 7,878 square-foot lot, located at 9642 Katella Avenue (APN: 132-101-08). Unit #1 will be approximately 1,523 square feet consisting of three (3) bedrooms, two (2) bathrooms, and attached two-car garage. Unit #2 will be approximately 1,616 square feet consisting of three (3) bedrooms, two (2) bathrooms, and attached two-car garage. In addition, the applicant is proposing two (2) 601 square foot detached ADUs consisting of two (2) bedrooms and one (1) bathroom. ADUs are shown for reference only.	Isabel Giralado 177 Miramonte Drive Fullerton CA 92835	Z. H.	2	Director's Review

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CUP-275-2025 (TE1)	11074 Magnolia St, 11076 Magnolia St	A request for a one-year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025, to operate a new 18,183 square-foot adult daycare facility for 463 adults.	Mr. Care Inc. / Thanh Mai Tran 11074-11076 Magnolia Street Garden Grove CA 92841	M. M.	2	Planning Commission
CUP-011-2014 (REV. 2026)	9856 Westminster Ave	A request to modify Conditional Use Permit No. CUP-011-2014 which currently governs an adult daycare facility, Evergreen World, to increase the occupancy to 260 participants and 40 employees along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area. 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).	Evergreen World Inc. 9856 Westminster Ave Ste 128 Garden Grove CA 92844	M. M.	3	Zoning Administrator
SP-169-2026 PM-173-2026	13281 Brookhurst St	Request for site plan approval for the construction of a two-story 20,139 square foot commercial building on a 56,628 square foot site that was previously improved with a single-story commercial building that has been damage due to a fire located in the C-2 (Community Commercial) zone.	Ngoclan Thi Nguyen 17051 Edgewater Lane Huntington Beach CA 92649	C. F.	3	Planning Commission
GPA-001-2026 A-046-2026 PUD-020-2026 SP-168-2026 TT-19447	9822 Russell Ave	A request that the Planning Commission recommend City Council approval of a General Plan Amendment, zoning map amendment, and related entitlements for a proposed 26-unit multiple-family residential project on an approximately 1.8-acre site. The specific land use entitlement approvals requested include the following: (i) General Plan amendment to change the land use designation of the subject property from LDR (Low Density Residential) to LMR (Low Medium Residential); (ii) zoning map amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development No. PUD-020-2026 with an R-2 (Limited Multiple Residential) base zone; (iii) residential Planned Unit Development to facilitate the development of the project; (iv) Site Plan approval to construct twenty-six (26) two-story townhomes and associated site improvements; (v) a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and (vi) a revocation of Conditional Use Permit Nos. CUP-114-81 and CUP-554-01 which previously allowed for the operation of an elementary school, and operation of a wireless facility on the subject property. 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.	Melia Homes Inc. (Chad Brown) 9860 Irvine Center Drive Irvine CA 92618	P. K.	3	City Council
CUP-297-2026	9764 Garden Grove Blvd	A request for Conditional Use Permit Approval to operate an existing minimarket, OC Mart, A New Original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License at a property located at 9764 Garden Grove Boulevard.	CT Trading Inc 9764 Garden Grove Blvd Garden Grove CA 92844	J. K.	3	Zoning Administrator
SP-157-2025 (REV. 2026)	9032 Trask Ave 9062 Trask Ave	A request to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing two-way vehicular access to a driveway approach, which was previously approved to be modified for egress-only, on a site improved with an existing restaurant, In-N-Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA 036 2025 to remove an existing lot line to consolidate the lots. 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).	In-N-Out Burgers, Inc. (Peter Kulmaticki) 13502 Hamburger Lane Baldwin Park CA 91706	M. M.	3	Planning Commission

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CUP-290-2026	10662 Stanford Ave	A request for Conditional Use Permit approval to allow the operation of a 5,745 square-foot "Ambulance Service" business within an existing multi-tenant commercial building. The proposal includes accommodations for 24-hour shifts, including shower facilities and a crew lounge area with sleeping quarters.	Falck Mobile Health Corp. 1517 W Braden Court Orange CA 92868	C. F.	4	Zoning Administrator
PUD-141-01(A) SP-107-2022 (Rev. 2026)	12241-12323 Harbor Blvd 12246 - 12321 Thackery Dr	Pursuant to a Writ Of Mandate issued by the Orange County Superior Court in Marlene Perez Et Al. v. City Of Garden Grove Et Al., O.C.S.C. Case No. 30-2022-01281816-Cu-Wm-Cxc, the Planning Commission will consider a recommendation to the City Council to: (1) certify a Supplemental Environmental Impact Report (SEIR), adopt a revised Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; (2) approve Planned Unit Development Subarea No. PUD-141-01(A); and (3) approve revisions to the Performance Standards and Conditions of Approval associated with Site Plan No. SP-107-2022, authorizing the development of a Nickelodeon Resort Hotel project on 3.72 acres.	Kam Sang Company 411 E. Huntington Drive, #305 Arcadia CA 91006	P. K.	5	City Council
CUP-281-2026	13018 Harbor Blvd	A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-sale General) license. Also, a recommendation that the Planning Commission revoke Conditional Use Permit no. CUP-329-11, which previously governed the tenant space. 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).	Thomson Dang 9040 Larkspur Drive Westminster CA 92683	P. K.	6	Planning Commission

**ENTITLEMENT GRANTED**

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-162-2025	13040 Coast St	A request to construct a five-story, thirty-four (34) unit apartment building and associated site improvements on an approximately 0.50-acre lot. The proposal includes three (3) affordable units for "very-low-income" households and three (3) affordable units for "moderate income" households. Inclusion of the six (6) affordable units 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).	William Jager 872 Wendt Ter Laguna Beach CA 92651-0229	H. L.	1
CUP-282-2025	12111 Valley View St	A request to allow an existing movie theater, Starlight Cinemas, located at 12111 Valley View Street to operate with a new original Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine) License.	Starlight Cinemas INC (Pres: Rod Mirand) 10357 Artesia Blvd Bellflower CA 90706	Z. H.	1
SP-148-2024 PM-2023-161 V-044-2024	12013 Lorna St	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 7,833square 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

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
RAQ-001-2025	9622 Stanford Ave	A Reasonable Accommodation Request for Charlotte and Virginia Fuller to petition for relief from Municipal Code Sections 9.08.040.030(G), 9.08.040.050(D), and 9.08.040.110(B)(1) pertaining to front yard hardscape and height of fences. This request would allow for 100% hardscape coverage in the front yard setback area and a six-foot-tall fence to allow a secured outdoor exercise space.	Charlotte Fuller 9622 Stanford Garden Grove CA 92841	C. F.	3
LLA-034-2024	9271 Catherine Ave, 12261 Loreleen St	A request for Lot Line Adjustment approval to eliminate two small parcels (Parcel "A" & Parcel "B"), for the purpose of reconfiguring the property line boundary between two developed, single-family residential properties, located at 9271 Catherine Avenue (Parcel 1) and 12261 Loreleen Street (Parcel 2). No additional parcels will be created and no additional development is proposed.	Alice and Juan Rangel PO Box 1521 Los Angeles CA 90015	P. K.	3
SP-145-2024 LLA-033-2024	9891 Garden Grove Blvd, 9897 Garden Grove Blvd, 9901 Garden Grove Blvd	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-156-2025	9562 Chapman Ave	A request to construct a four-story, thirty-six (36) unit apartment building and associated site improvements on an approximately 0.82-acre lot. 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 request, 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 Terrace Laguna Beach CA 92651- 2209	P. K.	3
CUP-023-2014 (REV 2026)	12741 Main St	A request to modify conditions of approval for Conditional Use Permit No. CUP-023-2014 to add a new preschool/daycare at the Garden Grove United Methodist Church site, which currently operates a Head Start program and a preschool, Sunflower Preschool.	Andy Ly 9832 Newcastle Avenue Westminster CA 92683	H. L.	4
CUP-289-2026	13892 Brookhurst St	A request to allow an existing eating establishment, The Boiling Crab, located at 13892 Brookhurst Street to operate with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General) License. In addition, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit No. CUP-237-08.	Boiling Crab Restaurant Group, LLC 5811 McFadden Avenue Huntington Beach CA 92649	Z. H.	4
DR-073-2024	10651 Mckeen St	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

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-111-2022 (MM1)	10201 Garden Grove Blvd, 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 Garden Grove Blvd, 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
SP-144-2024 CUP-267-2024 IOU-006-2024 PM-2023-156	11432 Stanford Ave, 11462 Stanford Ave	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
CUP-288-2026	12502 Harbor Blvd	A request for Conditional Use Permit Approval to operate an existing 7-Eleven market a new original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License and a recommendation that the zoning administrator revoke all previous Conditional Use Permits granted for the tenant space, including Conditional Use Permit No. CUP-540-2001.	Rai Samra. Inc. Rupinder Samra 12502 Harbor Blvd Garden Grove CA 92840	J. K.	5

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-080-2024	12966 Euclid St #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.	City of Garden Grpve 11222 Acacia Parkway Garden Grove CA 92840	M. P.	5
SP-146-2024 PM-2023-191	12681 Haster St	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 #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-158-2025	7441 Lincoln Way	A request for Site Plan approval to construct a new 50,300 square foot shell industrial building along with other associated site improvements following the demolition of the existing 22,108 square foot building on the property located at 7441 Lincoln Way	JYJ Logistics LLC 4 Park Plaza Suite 830 Irvine CA 92614	H. L.	1
DR-079-2025	13082 Coast St	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 1,006 square feet in size and a 253 square foot 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 995 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
SP-142-2024	13171 Jefferson St	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-166-2026	12122 Western Ave	A request for site plan approval to construct a new break room that includes a 1,504 square-foot, one-story building, 1,202 square-foot roof deck, and a 529 square-foot open air patio to replace an existing 1,923 square-foot, one-story break room for GKN Aerospace Transparency Systems, a military and commercial aircraft transparency systems company.	Richard Martin Beck 17 Singletree Dr. Newport Beach CA 92660	C. F.	1

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
GPA-002-2025 SP-159-2025	12821 Knott St	A request that the Planning Commission recommend City Council approval of a General Plan Amendment, and Site Plan for the construction of a mezzanine office space for an existing industrial building on an approximately 7.97-acre site. The specific land use entitlement approvals requested include the following: (i) General Plan Amendment to establish subareas A and B within the IC (Industrial Commercial Mixed Use) land use designation, and establish a 0.55 FAR for industrial uses within Subarea B; and (ii) Site Plan approval to allow for an approximately 10,368 square-foot interior mezzanine addition for an existing industrial building. The Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration for the project.	Harbinger Motors, Inc. 12821 Knott Street Garden Grove CA 92841	P. K.	1
CUP-275-2025	11074 Magnolia St, 11076 Magnolia St	A request for conditional use permit approval to operate a new 18,183 square foot adult daycare facility for 463 adults. 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).	Mr. Care Inc. / Thanh Mai Tran 11074-11076 Magnolia Street Garden Grove CA 92841	M. M.	2
SP-070-2019 (REINSTATEMENT) V-023-2019 (REINSTATEMENT)	9191 Westminster Ave	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-157-2025 LLA-036-2025	9032 Trask Ave, 9062 Trask Ave	A request for Site Plan approval to construct a 778 square foot freestanding outdoor dining patio structure at an existing restaurant, In-N-Out Burger, and to reconfigure the existing drive-thru lane and parking area. The project includes the demolition of an existing vacant restaurant building, formerly occupied by Mae's Café, to accommodate additional drive-thru vehicle queuing and parking spaces. Also, a request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed improvements. 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).	In-N-Out Burgers, Inc. 13502 Hamburger Lane Baldwin Park CA 91706	M. M.	3
SP-129-2023 (TE1)	9691 Bixby Ave	A request for a one-year time extension for the approved entitlement under Site Plan No. SP-129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very-low income" households, and associated site improvements on a 0.83-acre lot. A ACEQA determination is not required as the project was previously exempted.	Bixby Avenue Apartments, LLC. 9535 Garden Grove Boulevard #202 Garden Grove CA 92844	H. L.	3
LLA-032-2024	13402 Lucille St	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-152-2025	10852 Lampson Ave	A request for site plan approval to construct seven (7) multiple-family rental units and associated site improvements on an approximately 0.29-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. The inclusion of 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 requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Toby Nguyen 16651 Gothard Street Suite A-1 Huntington Beach CA 92647	H. L.	4

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-174-1996MM1	10801 Garden Grove Blvd	A request for Minor Modification No. 1 to Site Plan No. SP-174-96, to modify the approved plans for the construction of a 138 square foot fire pump room addition to an existing 128,621 square foot home improvement center. In conjunction with the request, the Community Development Director will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Kevin Stracner 4695 MacArthur Court Suite 1450 Newport Beach CA 92660	Z. H.	4
SP-139-1984MM2	13822 Brookhurst St	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
SP-375-05 (MM1)	13481 Euclid St	Minor Modification 1 to Site Plan No. SP-135-05 to modify the Condition of Approval #50 to allow for non-retail uses.	Euclid Trask Center LLC 505 E 1st Street Suite H Tustin CA 92780	P. K.	4
DR-060-2022 (Reinstatement 2024)	10061 Dakota Ave	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
SP-160-2025	10150 Trask Ave	A request for site plan approval to construct a new 3,625 square foot detached steel structure that would be used as vehicle maintenance. The proposed steel structure would have ten (10) vehicle lifts, five retractable hose reels for oil dispensing along with electrical outlets and lighting.	Ernest De Leon (EJD Engineering) 5847 Pine Ave Chino Hills CA 91709	H. L.	4
SP-111-2022 (TE2) PM-2021-190 (TE2)	10201 Garden Grove Blvd, 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, as modified by Minor Modification No. 1, which allowed the consolidation of two (2) existing parcels into a single 1.86 acre parcel, and the construction of a five-story mixed-use development on the 1.86-acre site consisting of 5,312 square feet of retail space, 3,548 square feet for an art gallery use, and 10,745 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 California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Michael Dao 9191 Westminster Avenue Garden Grove 92844	M. P.	4

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-084-2025	12621 Pine St	A request for a Director's Review approval to allow a new single-family dwelling on a 7,100 square-foot lot within the CCSP-PR14 zone. The proposed 1,533 square-foot two-story single-family dwelling would consist of four (4) bedrooms and four (4) bathrooms, and an attached 245 square foot one-car garage. In addition, the applicant is proposing an 814 square-foot converted ADU consisting of two (2) bedrooms and two (2) bathrooms, and a 787 square-foot detached ADU consisting of three (3) bedrooms and two (2) bathrooms with an attached 251 square-foot one-car garage. The ADUs are shown for reference only.	Home Top Home 16168 Beach Blvd Suite #201C Huntington Beach CA 92647	Z. H.	5
LLA-035-2025 SP-154-2025	13781 Newhope St	A request for Lot Line Adjustment approval to consolidate two parcels into a single, approximately 0.28-acre lot. Also, a Site Plan request to construct a new 5,658 square-foot industrial warehouse, with an attached 3,100 square-foot parking garage, and associated site improvements. 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).	Bill Chow 9535 Garden Grove Boulevard Suite #202 Garden Grove CA 92844	P. K.	6
SP-043-2017 (Site C)	12222 HARBOR BLVD 12302 HARBOR BLVD	The proposed to construct two luxury, 4-star hotels full-service hotels with several ancillary uses, such as conference/meeting banquet space, restaurants, retail uses, and recreational/entertainment venues on a 4.3 acre site on Harbor Boulevard.	Investel Garden Resorts, LLC 11999 Harbor Blvd #1711 GARDEN GROVE CA 92840	M. P.	5
SP-120-2023 Vesting PM-2021-206	12233 - 12239 Choisser Road	<p>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.</p> <p>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.</p>	Danny Wei 12966 Euclid Street Suite 300 Garden Grove Ca 92840	M. P.	5

**UNDER CONSTRUCTION**

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-122-2023 (TE1)	11311 Western Ave	A request for a one-year time extension for the entitlements approved under Site Plan No. SP-122-2023 to construct a new 88,164 square-foot shell industrial building. A CEQA determination is not required as the project was previously exempted.	Scannell Properties #680, LLC (Marc Pfleging) 8801 River Crossing Boulevard Suite 300 Indianapolis IN 46240	P. K.	1

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-074-2024	7580 Chapman Ave	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
SP-155-2025	7191 Acacia Ave	A request for Site Plan approval to add 1,806 square feet of building area to an existing industrial building to accommodate additional mechanical equipment, along with a request for approval of an associated Joint Use and Parking Management Plan and Shared Parking Agreement between the owner of the subject property and Calvary Chapel WestGrove, owner of property located at 12832 Knott Street, to allow the non-exclusive use of twenty-five (25) off-site spaces to serve the proposed expanded use.	Leishan Cubit 4845 Main Street Yorba Linda CA 92886	H. L.	1
GPA-001-2025 A-041-2025 CUP-119-1960REV2025 SP-150-2025 PM-2024-124 TT-19336 V-045-2025	5802 Santa Catalina Ave	<p>The applicant requests to develop a 26-unit residential townhome project, on a portion of an approximately 3.025-acre site developed with a parking lot of a religious facility (the "Project"). As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following: (i) a General Plan Amendment to change the General Plan Land Use Designation of a 1.73-acre portion of the project site from Low Density Residential (LDR) to Medium Density Residential to facilitate the development of the residential project; (ii) a Zoning Map Amendment to change the zoning of a 1.73-acre portion of the subject property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) a Tentative Parcel Map to subdivide the existing approximately 3.025-acre lot into two lots to facilitate the development of the residential project on a new 1.73-acre parcel and allow the existing religious facility to continue to operate on a new 1.29 acre parcel; (iv) a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each townhome as a condominium; (v) Variance approval to deviate from the required rear yard building setback for second-story building area; (vi) a Site Plan to construct twenty-six (26) two-story townhomes along with associated site improvements; and (vii) a Conditional Use Permit (CUP) to allow the religious facility to continue to operate on the new 1.29 acre parcel, and a waiver to allow the existing main sanctuary building to deviate from the required twenty-five foot (25'-0") building setback to a common property line with an "R" zoned property.</p> <p>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.</p>	Neal Pafford 5802 Santa Catalina Avenue Garden Grove CA 92845	H. L.	1
CUP-259-2024 (TE1)	10912 Katella Ave	A request for a one-year time extension for the entitlements approved under Conditional Use Permit No. CUP-259-2024 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. A CEQA determination is not required as the project was previously exempted.	Freedomhouse OC Church 10912 Katella Avenue Garden Grove CA 92840	P. K.	2

Development Projects Update List April 2024 through March 2026

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-141-2024 LLA-031-2024 CUP-493-00 (REV. 2024)	8811 Orangewood Ave, 8791 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 (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 Orangewood Avenue Stanton CA 90680	H. L.	2
PUD-123-09	12854 Brookhurst Way	Brookhurst Place Phase 2, Building 2 - A six-story, ninety-four (94) unit apartment building inclusive of a three-level parking garage, along with associated site improvements which include site parking spaces, common areas, and landscaping improvements.	Kam Sang Company 411 E Huntington Dr 305 Arcadia CA 91006	M. M.	3
CUP-242-08 (MM1)	12672 Brookhurst St, 12682 Brookhurst St	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
SP-138-2024 TT-19314	12701 Buaro St	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
DR-078-2025	11081 College Ave	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.	Calista Trading Inc (Nghia Duong) 14392 Hoover St Unit B-3 Westminster CA	A. A.	5

Development Projects Update List April 2024 through March 2026

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-053-2018 (Reinstatement-2020)	12885 - 12887 MAIN ST	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 #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-083-2025	12530 Valley View St	Director's Review approval to allow a minor land use deviation to permit an "athletic and health club, gym" for a period of eighteen (18) months in a 1,000 square foot tenant space within a inline retail shopping center located at 12530 Valley View Street, while a Land Use Code text amendment to expressly allow "athletic and health club, gym" establishments of 1,500 square feet and smaller by right within the C-2 (Community Commercial) zone is processed. The subject property is located within the Planned Unit Development No. PUD-102-76 which has a base zoning district of C-2. "Athletic and health club, gym" uses, regardless of size, require approval of a Conditional Use Permit to operate in the C-2 zoning district. "Athletic and health club, gym" uses of 1,500 square feet and smaller are permitted by right within the Mixed Use zoning Districts. City initiated Land Use text amendment will be effective in 2026.	Ana De Las Alas 12530 Valley View Street Garden Grove CA 92846	Z. H.	1
CUP-272-2024	8610 Garden Grove Blvd	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
CUP-271-2024	8516 Garden Grove Blvd	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-212-94 (REV. 2022) (MM1)	12141 Valley View St	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-262-2024 (REV. 2026)	5939 Chapman Ave	A request to modify Conditional Use Permit No. CUP-262-2024 to allow alcohol consumption at the existing outdoor waiting area.	BWTC, LLC. 2872 Tigertail Dr Los Alamitos CA 90720	H. L.	1
CUP-262-2024 (MM1)	5939 Chapman Ave	A request for Minor Modification No. 1 to Conditional Use Permit No. CUP-262-2024 to modify the approved plans and Conditions of Approval to allow an outdoor waiting area, with no dining or alcohol service, for a new restaurant that will operate within an existing restaurant pad building.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	C. C.	1

Development Projects Update List April 2024 through March 2026

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-081-2025	5939 Chapman Ave	A request for Director's Review approval to allow a minor deviation from the landscaping requirements of the Municipal Code to facilitate the addition of an outdoor waiting area for a new restaurant that will operate within an existing restaurant pad building.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	C. C.	1
CUP-262-2024	5939 Chapman Ave	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-284-2025	11911 Euclid St	A request to allow an existing convenience store to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-sale, General) License. Also, a request to revoke Conditional Use Permit No. CUP-179-93, which previously allowed the operation of a convenient store with a State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer & Wine) License. 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).	Bahadar Lakha 11911 Euclid Street Garden Grove CA 92840	A. A.	2
IFC-001-2024	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
IFC-003-2026	11072 Magnolia St	A new Public Convenience or Necessity (PCN) finding. The project currently operates under Conditional Use Permit No. CUP-276-09 (Decision No. 1582), the California Department of Alcoholic Beverage Control (ABC) has indicated they will no longer accept the original PCN findings issued in 2009 for current licensing requirements. Request to issue an updated PCN findings to satisfy the ABC's requirements.	Frank Young 11072 Magnolia Street Garden Grove CA 92841	J. K.	2
DR-077-2024 (MM1)	12100 Euclid St	A request for Minor Modification No. 1 to Director's Review No. DR-077-2024 to modify the Conditions of Approval to allow an extension for the temporary use of an existing modular structure for medical office use at an existing Kaiser Permanente medical office facility.	Deborah Wong 393 E. Walnut St., 5th Floor Pasadena CA 91188	C. C.	2
DR-077-2024	12100 Euclid St	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
DR-075-2024	12361 Magnolia St	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
CUP-283-2025	9757 Garden Grove Blvd #3	A request for Conditional Use Permit approval to allow the operation of a new 1,449 square-foot "Tattoo, general" business within an existing multi-tenant commercial shopping center.	Hieu Nguyen 8523 Elgebrook Dr. Garden Grove CA 92844	P. K.	3

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-203-2021 (MM1)	14208 Brookhurst St	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-143-2018 (REV. 2024)	12900 Main St	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
SP-137-2024 CUP-261-2024	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
CUP-242-2023 (MM1)	12865 Main St	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-123-2018MM1	12941 9 Th St	A request to (i) modify Conditional Use Permit No. CUP-123-2018 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-123-2018, for a restaurant located at 12941 9th Street, Smoke Queen, that is part of the Cottage Industries Project (Farm Block).	Smoke Queen Barbecue Garden Grove 12941 9th St Garden Grove CA 92840	M. M.	5
SP-045-2018MM2	12941 9 Th St	A request to modify the approved plans associated with Site Plan No. SP-045-2018 for a property that forms part of the Cottage Industries Project Farm Block, located at 12941 9th Street, to change the site plan design of the property for additional storage area.	Danielle Foley 4041 MacArthur Blvd. Suite 400 Newport Beach CA 92660	M. M.	5
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-285-2025	12761 Harbor Blvd #I 1	A request for conditional use permit approval to operate an existing restaurant with a new original state Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer And Wine - Eating Place) license and a recommendation that the Zoning Administrator revoke all previous Conditional Use Permits granted for the tenant space, including Conditional Use Permit No. CUP-224-2022, which was never exercised and expired.	Oniku Brothers OC, LLC 12761 Harbor Blvd #I-1 Garden Grove CA 92840	C. F.	5

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-266-2024	12781 Harbor Blvd	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-335-11 (REV. 2024)	13132 Garden Grove Blvd	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
CUP-274-2025	12506 Westminster Ave	A request to allow an existing restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine-Eating Place) License.	DAWA FNB, INC 12506 Westminster Ave Garden Grove CA 92843	A. A.	6

**WITHDRAWN**

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-149-2025	8132 Garden Grove Blvd	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