

DEVELOPMENT PROJECTS UPDATE LIST

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current from October 2023 through September 2025

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

IN PROCESS IN PLANNING DIVISON

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 Cresenta CA 91214	Z. H.	1	P.C.
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	P.C.
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	Z.A.

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	Z.A.
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.	Virginia Fuller and Charlotte Fuller 9622 Stanford Ave Garden Grove, CA 92841	C. F.	3	D.R.
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	P.C.
A-043-2025 CUP-277-2025 CUP-278-2025	12761 Euclid St	A request to amend the CC-OS (Civic Center Open Space) zone to allow "Church and Other Religious Centers" as a conditionally permitted use, and "Educational Institutions" as a use incidental to "Church and Other Religious Centers." Also, a Conditional Use Permit to allow for the operation of a new private university, and a separate Conditional Use Permit for the continued operation of the existing church within the existing Garden Grove First Baptist Church campus. 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).	Dr. Kang Won Lee 12761 Euclid Street Garden Grove CA 92840	P. K.	4	C.C.
CUP-023-2014 (REV 2025)	12741 Main St	A request to modify Conditional Use Permit No. CUP-023-2014 to operate a third preschool at Garden Grove United Methodist Church. The site currently operates with two preschools - Head Start and the Sunflower Preschool. In conjunction with this request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Andy Ly 9832 Newcastle Avenue Westminster CA 92683	H. L.	4	Z.A.
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	D.R.

CUP-285-2025	12761 Harbor Blvd #I 1		A request to allow an existing restaurant, Oniku Shabu Shabu & BBQ, to operate with a new original ABC Type "41" (On-Sale Beer and Wine) License at a property located at 12761 Harbor Blvd, #I-1.		Oniku Brothers OC, LLC 12761 Harbor Blvd #I-1 Garden Grove CA 92840	Z. H.	5	Z.A.
CUP-281-2025 A-044-2025	13018 Harbor Blvd		A request that the Planning Commission recommend City Council approval of a text Amendment of the Harbor Corridor Specific Plan to add "Banquet Facility" as a permitted use, subject to a Conditional Use Permit (CUP). Also, a CUP to operate a new banquet facility, QD Venue 2. In conjunction with the request, the Planning Commission will recommend to the City Council to 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	C.C.
A-045-2025	Citywide		A City-initiated zoning text amendment to Title 9 of the Garden Grove Municipal Code to add definitions, special operating conditions, and parking standards to allow Substance Abuse Treatment Centers as a conditionally permitted use for properties zoned M-1 (Limited Industrial). In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is exempt from the California Environmental Quality Act (CEQA).		City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	M. M.	Citywide	C.C.

ENTITLEMENT GRANTED

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
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-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
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
SP-130-2023	12242 Western Ave	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-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
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
LLA-034-2024	9271 Catherine Ave, 12261 Loraleen 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 Loraleen 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-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-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
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
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
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

CUP-254-2023	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
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
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
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
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

IN BUILDING DIVISION PLAN CHECK

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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
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

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
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-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-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-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.	Leishan Cubit 4845 Main Street Yorba Linda CA 92886	H. L.	1
CUP-275-2025	11074 -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-129-2023	9691 Bixby Ave	The applicant is requesting Site Plan approval to construct a three-story, 27-unit residential apartment complex and associated site improvements on a 0.83-acre lot. The proposal includes three (3) affordable housing units for "very-low income" households. Inclusion of the three (3) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law. All existing on-site improvements will be demolished to accommodate the proposed development.	The Jager Co., 872 Wendt Terrace Laguna Beach CA 92651	H. L.	3
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
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-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
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
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-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

Site Plan No. SP-081-2020 (TE2) Tentative Tract Map No. TT-18181 (TE2)	11712 Lampson Ave		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
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-119-2022 TT-19129	8722 - 8734 Garden Grove Boulevard		The applicant is requesting Site Plan approval to construct a three-story, townhome residential project consisting of twenty (20) units, which includes one (1) affordable housing unit for "very low-income" households on a 36,945 square-foot (0.85 acres) site currently improved with a vacant auto dealership. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concession and one (1) waiver from the GGMU 2 (Garden Grove Mixed Use 2) zone development standards: (1) a concession to 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; and (2) a waiver to deviate from the requirement of a boulevard garden plaza for properties in the GGMU zones for properties abutting the Garden Grove Boulevard right-of-way. In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Tentative Tract Map to subdivide the existing property into two (2) lots for the purpose of selling each townhome unit as a condominium.		NRI Portfolios, LLC. 12962 Main Street Garden Grove CA 92840	M. M. 1
SP-117-2022	12771 Lorna Street		The applicant is requesting Site Plan approval to construct six (6) three-story, multi family residential units with two-car garages on a 16,329 square-foot (0.37 acres) lot currently improved with a two-story, single-family dwelling, a detached second unit, and a detached garage. The applicant also requested approval of a minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Units 1, 3, 4, and 6.		ZBT Group 401 Marion Blvd Fullerton CA 92835	M. M. 1

SP-120-2023 Vesting PM- 2021-206	12233-12239 Choisser Road	Proposal to construct a 53 unit-residential apartment complex on four (4) lots with a combined lot area of 28,832 square feet. The project includes an affordable density bonus of 32.5% for very low income households. The proposal includes the construction of a 6-story (68 ft. 9 inches), podium building, with garage parking on the ground level, and residential units on levels 2 to 6. The applicant is requesting Site Plan approval to construct a six-story, 53 unit-residential apartment complex on four (4) vacant lots with a combined lot area of 28, 793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, 5 units designated for "very low-income" households and one unit designated for "low-income" household. Pursuant to the State Density Bonus law, the applicant is requesting two (two) concessions and six (6) waivers from the Multifamily Residential Standards as follows: (1) a concession to allow the first residential units on the second floor; (2) a concession to allow a parking reduction, from 70 parking spaces required per Code to 58 parking spaces; (3) a waiver allow the building to be constructed within the 45-degree encroachment plane required for mixed use zoned properties abutting residentially-zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 90 square feet of open space per unit (6) a waiver to deviate from the parking space length, from 19 feet to 18 feet. In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.	Danny Wei 12966 Euclid Street Suite 300 Garden Grove Ca 92840	M. P.	5
TTM-17455 SP-043-2017 CUP-111-2017 CUP-112-2017 CUP-113-2017 CUP-114-2017 CUP-115-2017 DA-008-2017 PUD-128-12 Rev 2017	12222 HARBOR BLVD	Site Plan to adopt the propose site design for a proposed hotel resort that includes three (3) hotels with a total of 769 hotel rooms, 36,885 square feet of restaurant/retail/entertainment/24,014 square feet of hotel restaurant, 39,867 square feet of conference/meeting banquet space, and up to 1,297 parking spaces within a parking structure with one-level of subterranean parking. Tentative Parcel Map. No. 17455 to create a six-lot subdivision that will: 1) consolidate eleven (11) parcels into two lots that will include a 160,851 square foot parcel (Parcel 1) and 35,391 square foot parcel (Parcel 2) and 2) to adjacent the rear property line of four (4) parcels located on Choisser Street (Parcel 3-6) to maintain a minimum lot size of 7,200 square feet. Parcel 1 and 2 will be used to accommodate the proposed hotel development and ancillary uses, and Parcels 3-6 will continue to be improved with the existing single-family homes. Also, Conditional Use Permit (CUP) approval to allow the two (2) hotels and three (3) independent restaurants to operate with alcoholic beverage control licenses and entertainment.	Investel Garden Resorts, LLC 11999 Harbor Blvd #1711 GARDEN GROVE CA 92840	M. P.	5

UNDER CONSTRUCTION

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
GPA-001-2025 A-041-2025 CUP-119-1960 (REV.2025) SP-150-2025 PM-2024-124 TT-19336 V-045-2025	5802 Santa Catalina Ave	A request 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. 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 a 1.73-acre portion of the project site from Low Density Residential (LDR) to Medium Density Residential (MDR) to facilitate the development of the residential project; (ii) Zoning Amendment to rezone a 1.73-acre portion of the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project on the 1.73 acre portion of the project site; (iii) Tentative Parcel Map approval 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; (iv) Tentative Tract Map approval 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 setback for second-story building areas; (vi) Site Plan approval to construct the 26 two-story townhomes along with associated site improvements; (vii) Conditional Use Permit (CUP) approval to modify the existing religious facility cup to allow the development of the residential project. 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.	Neal Pafford 5802 Santa Catalina Avenue Garden Grove CA 92845	H. L.	1
SP-122-2023 (MM1)	7390 Lincoln Way, 7440 Lincoln Way, 11311 Western Ave	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-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

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
SP-132-2023 CUP-251-2023	11236 Dale St	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-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
SP-104-2021 (MM1)	7441 Chapman Ave	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
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
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

CUP-259-2024	10912 Katella Ave		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
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
DR-071-2023	11999 Harbor Blvd		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
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
A-040-2024 PUD-019-2024 SP-136-2024 V-042-2024 TT-19298	12828 Newhope St		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-250-2023	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
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
SP-062-2019 LLA-020-2019	8218 GARDEN GROVE BOULEVARD	Request to construct a 46-unit apartment complex with a 21.7% affordable housing density bonus on two lots located in the R-3 zone. The lots will be consolidated, and will have a total lot area of 66,000 square feet	David Nguyen 9140 Trask Ave., Suite 202 Garden Grove, CA 92844	M.P.	1
SP-095-2021	10510 CHAPMAN AVE	Site Plan approval to reconstruct three (3) existing buildings to accommodate two (2) residential living quarters with a combined area of approximately 6,108 square feet, a 1,320 square foot commissary, and related site improvements on a 77,704 square foot lot, operated by a religious facility, Quan Am Temple. The Quan Am Temple operates under Conditional Use Permit No. CUP-262-09 that authorizes the operation of a religious facility with ancillary uses, including living quarters.	Vietnamese Buddhism Study Temple in America (Chua Quan Am Orange County) 10510 Chapman Ave GARDEN GROVE CA 92840	M.P.	4
GPA-001-2023 A-036-2023 SP-127-2023 TT-19273	13252 BROOKHURST ST 10052 CENTRAL AVE	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

SP-053-2018	12891 MAIN ST	A request for 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, Suite C IRVINE CA 92618	P.K.	3
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PROJECT FINALED / COMPLETED

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-249-2023	8032 Garden Grove Blvd	A request for Conditional Use Permit approval to upgrade existing State ABC Type "20" (Off-Sale, Beer & Wine) License to new State ABC Type "21" (Off-Sale, General) license for an existing 2,813 square foot convenience store, ExtraMile, on a site currently improved with a Chevron gas service station, located at 8032 Garden Grove Blvd. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-433-99, which allowed the convenience store, to operate with an ABC Type '20' (Off-Sale, Beer & Wine) , shall be revoked and become null and void. In conjunction with the request, the zoning administrator will also consider a determination that the project is categorically exempt from the California environmental quality act (CEQA), Pursuant to section 15301-Existing Facilities- of the state CEQA guidelines.	G&M Oil Co., LLC 8032 Garden Grove Blvd. Garden Grove CA 92844	K. P.	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-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-252-2023	12500 Valley View St #A	A request for Conditional Use Permit approval to allow a new liquor store, Liquor Logic, to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License.	Devon Thai 2154 Ridgeview Terrace Dr. Signal Hill CA 90755	H. L.	1
SP-133-2024 V-041-2024	12542 Chapman Ave	A request for Site Plan approval to construct a 2,000 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan- Tourist Commercial "B" zone (HCSP-TCB). The existing 1,785 square foot building will be demolished to facilitate the proposed project.	Vandana Kelkar 38 Executive park #310 Irvine CA 92614	H. L.	5

LLA-030-2024	12181-12211 Tamerlane Drive	A request for improvements at 15 existing apartment building sites developed with 78 affordable dwelling units to satisfy TCAC requirements. The improvements include mobility and communications upgrades, the removal of ten (10) garage structures, replacement of six (6) stairways, replacement of guardrails and handrails at the remaining stairways, removal of laundry facilities at each building, conversion of a three-car garage to a communal laundry facility, a new 511 square foot communal laundry facility, a new 650 square foot clubhouse, four (4) new trash enclosures, a new second story bridge connecting two existing apartment buildings, and reconfiguration of parking and landscaping improvements throughout the sites.		Shawn Boyd 3920 Birch St Suite 103 Newport Beach CA 92660	M. M.	5
SP-125-2023 CUP-241-2023	13091 Harbor Blvd	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
CUP-256-2024	8100 Garden Grove Blvd	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-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-258-2024	12155 Valley View St	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	A. A.	1
CUP-260-2024	12159 Valley View St	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-245-2023	8550 Garden Grove Blvd	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-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
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
IOU-005-2024 CUP-255-2024	12191 Magnolia St, 12211 Magnolia St	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
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
PM-2020-174 (Reinstatement-2024)	9852 Chapman Ave	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
CUP-244-2023	9812 Chapman Ave	The applicant is requesting approval of a Conditional Use Permit to operate a new restaurant, Yoshiharu Ramen, located at 9812 Chapman Avenue, to with a new original State Alcoholic Beverage Control (ABC) Type '41' (On-Sale, Beer and Wine, Public Eating Place) License.	YOSHIHARU GLOBAL CO. 6940 Beach Boulevard Suite D-705 Buena Park CA 90621	K. P.	3
CUP-248-2023	9836 Garden Grove Blvd, 9838 Garden Grove Blvd	A request for a Conditional Use Permit to allow the expansion of a vocational beauty school, RT7 Beauty School, to a maximum capacity of five (5) instructors and sixty-five (65) students within a combined 5,245 square-foot tenant space, at 9836 and 9838 Garden Grove Boulevard. Also, a request to revoke Conditional Use Permit No. CUP-234-2023, which previously allowed the operation of the vocational beauty school with three (3) instructors and thirty-six (36) students at 9836 Garden Grove Boulevard.	Kyunghee Choi Park 9836 Garden Grove Boulevard Garden Grove CA 92844	P. K.	3

Minor Modification No. 1 to SP-101-2021	13861 Brookhurst St	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-128-2023 CUP-347-12 (Rev. 2023)	9898 Trask Ave	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
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
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-242-2023	12865 Main St	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

A-039-2024 CUP-284-09 (REV.24)	12941 Main St	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 Steer Garden Grove CA 92840	H. L.	4
CUP-284-09 (REV. 10) (REV.23) CUP-284-09 (REV.23)	12941 Main St	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-243-2023	10868 Garden Grove Blvd	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-240-2023	10911 Westminster Ave	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-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
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-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
V-040-2023	11551 Trask Ave		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
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
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
A-042-2025	Citywide		A City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. The proposed Amendment would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 9.60 (Special Housing Regulations) to conform to changes in State law and City policies, and to make clarifications and typographical corrections. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is categorically and statutorily exempt from review under the California Environmental Quality Act (CEQA).		City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	M. M. / P.K.