

City of Garden Grove
WEEKLY CITY MANAGER'S MEMO
May 22, 2025

TO: Honorable Mayor and City
Council Members

FROM: Lisa Kim, City Manager

I. DEPARTMENT ITEMS

A. COMMUNITY DEVELOPMENT

Community Development Department development project update list, First Quarter

• **OTHER ITEMS**

– SOCIAL MEDIA HIGHLIGHTS AND NEWSPAPER ARTICLES

Copies of the week's social media posts and local newspaper articles are attached for your information.

– MISCELLANEOUS ITEMS

Items of interest are included.



Lisa Kim
City Manager

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

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|----------|------------------------------------|-------|-------------------------------------|
| To: | Lisa L. Kim | From: | Niki Wetzel |
| Dept: | City Manager | Dept: | Community Development Department |
| Subject: | DEVELOPMENT PROJECT UPDATE LIST | Date: | May 19, 2025 |

OBJECTIVE

To highlight the 1st Quarter Community Development Department (CDD) Development Project Update List as attached.

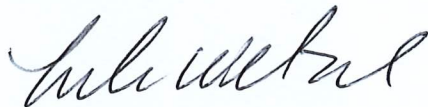
BACKGROUND

CDD updates the Development Project Update List quarterly. The list provides a status report of current and future projects undergoing review by the Planning Services Division. To enhance community outreach and highlight upcoming development activities, the list was made available on the City's website on May 15, 2025.


SUMMARY

The Development Project Update List details current and pending projects for the period April 2023 through March 2024 by case number, site address, project description, applicant information, and case planner. The comprehensive list can accessed at: https://ggcity.org/sites/default/files/final-list-1st-q-2025_0.pdf

Any questions can be referred to Associate Planner, Huong Ly at (714) 741-5302.



Niki Wetzel, AICP
Community Development Director



By: Huong Ly, AICP
Associate Planner

Attachment 1: Comprehensive Development Project Update List

DEVELOPMENT PROJECTS UPDATE LIST

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current from April 2023 through March 2025

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

IN PROCESS IN PLANNING DIVISON

| CASE # | ADDRESS | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS | HEARING BODY |
|--|--------------------------|--|---|---------|-----------|---------------------|
| A-043-2025 CUP-277-2025 CUP-278-2025 | 12761 Euclid Street | 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 | City Council |
| SP-156-2025 | 9562 Chapman Avenue | 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 | Planning Commission |
| SP-157-2025 LLA-036-2025 | 9032 - 9062 Trask Avenue | 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 | Planning Commission |
| DR-079-2025 | 13082 Coast Street | A request for Director's Review approval to allow a new duplex, consisting of two, attached single-family dwelling units, on a 12,573 square-foot lot located at 13082 Coast Street. The property is currently developed with a single-family dwelling unit approximately 1,008 square feet in size and an attached carport, which will be demolished as part of the request. The existing single-family dwelling unit is proposed to be renovated and expanded by 47 square feet. The unit size for the proposed second dwelling unit will be 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 | Director's Review |
| 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. Requested waivers (tentative): 1. Waiver of the commercial requirement under Garden Grove Mixed Use 1 ("GGMU-1") zone, which states that residential development must include a commercial component, unless it is 100% affordable. Garden Grove GGMC Table 9.18-2. 2. Waiver of Garden Grove Blvd. Plaza area requirement pursuant to GGMC Section 9.18.090.020(F). 3. Waiver of open space standard pursuant to GGMC Section 9.18.110030(G). 4. Waiver of GGMC provision precluding security gates at the Project site. GGMC Parking - Special Requirements Section 9.12.040.190(G) provides that security gates are subject to the subjective requirements of the Public Works Department, Engineering Division (see justification for this waiver on page 4 of attached letter). Note: A preliminary WQMP has been provided with this application. | Olson Urban Housing, LLC (Steve Armanino) COT Trucking, Inc. | M.M | 1 | Planning Commission |
| 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 | Planning Commission |

ENTITLEMENT GRANTED

| CASE # | ADDRESS | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|--|--|---|---|---------|-----------|
| 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-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 |
| SP-144-2024 CUP-267-2024 IOU-006-2024 PM-2023-156 | 11432 -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 |
| 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 |
| 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 |
| LLA-034-2024 | 9271 Catherine Ave and 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-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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|---|--|--|---|-------|---|
| 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-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 |
| GPA-001-2025 A-041-2025 CUP-119-1960REV2025 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 |
| 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 Grove | M. P. | 5 |
| 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-111-2022 (MM1) | 10201 - 10231 Garden Grove Blvd | Minor Modification No. 1 to Site Plan No. SP-111-2022 to (1) a redesign to the elevator lobbies and enclosed stairwells to comply with the Building Code requirements for egress; (2) shifting the third floor commercial tenant space to align with the exterior building plane, along the south and west building elevations, and shifting and redesigning the exterior corridor used to access the commercial tenant space into an interior, enclosed corridor; (3) increasing the size of a roof garden located on the fourth floor, along the west building elevation, from two smaller passive roof gardens with a combined area of 918 square feet to one passive roof garden with an area of 2,765 square feet; and (4) a modification to Condition of Approval No. 84 to change the allowable square footages of the retail and medical uses while continuing to provide the required number of parking spaces. | Paul Kim 6101 Ball Road Cypress CA 90630 | M. P. | 4 |
| 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 BLVD. SUITE D-705 BUENA PARK CA 90621 | K. P. | 3 |

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|----------------------------|---------------------------------|--|--|------|---|
| SP-111-2022 PM-2021-190 | 10201 - 10231 GARDEN GROVE BLVD | Site Plan approval to construct a five-story mixed-use development on a 1.86-acre site consisting of two parcels with 9,786 square feet of retail space, 9,270 square feet of medical space, and 52 apartment units with a 22.5% affordable housing density bonus for "very low-income" households. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concessions and four (4) waivers from the GGMU-2 (Garden Grove Mixed Use 2) zone development standards: (1) a concession to reduce the minimum required private balcony area and dimensions for each unit, (2) a waiver to reduce the minimum active recreation dimensions and to allow the indoor and roof deck recreation areas to contribute to more than 50% of the required open space; (3) a waiver to allow a fire department turn-around area to encroach into the required 10-foot rear setback area; (4) a waiver to allow the building to exceed the maximum building height of 50 feet or 4-stories; and (5) a waiver to reduce from the minimum 300 cubic feet of private storage per unit. Also, Tentative Parcel Map approval to consolidate the two (2) existing parcels into a single-lot to accommodate the proposed development. | Paul Kim 6101 Ball Road Cypress CA 90630 | M.P. | 4 |
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IN BUILDING DIVISION PLAN CHECK

| CASE # | ADDRESS | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|---|--|---|--|---------|-----------|
| SP-122-2023 (MM1) | 7390 - 7440 Lincoln Way, and 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-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 |
| 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-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-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-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 |

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|-------------------------------------|-------------------------------|---|--|-------|---|
| 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-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 |
| 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 |
| 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 |
| 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-242-08 (MM1) | 12672 - 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-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 |
| 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 |
| 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-145-2024 LLA-033-2024 | 9891 - 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 |

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|--|-------------------|--|---|-------|---|
| 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 |
|--|-------------------|--|---|-------|---|

UNDER CONSTRUCTION

| CASE # | ADDRESS | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|---|--|---|--|---------|-----------|
| SP-133-2024 V-041-2024 | 12542 Chapman Ave | A request for Site Plan approval to construct a 2,000 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan- Tourist Commercial "B" zone (HCSP-TCB). The existing 1,785 square foot building will be demolished to facilitate the proposed project. | Vandana Kelkar 38 Executive park #310 Irvine CA 92614 | K. P. | 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-250-2023 | 11301 - 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |

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|--|---|--|--|-------|---|
| 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-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 |
| 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-053-2018 | 12885 Main Street | 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 Andy Anderson | P. K. | 4 |
| SP-101-2021 (MM1) | 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. | Sunbelt Stores, Inc. Dutch Bros Coffee Barghausen Consulting Engineers, Inc. | M.M. | 3 |
| SP-022-2016 LLA-011-2016 DA-002-2016 CUP-065-2016 | 10641 GARDEN GROVE BLVD 10661 GARDEN GROVE BLVD (INACTIVE) 10662 PEARL ST | A request for Site Plan and Conditional Use approval to construct a four-story, 10-unit, work-live mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate three properties into one. A Development Agreement is also included. | Tony Lam 9741 Bolsa Avenue, Ste. 201 WESTMINSTER CA 92683 | M.P. | 4 |
| SP-062-2019 LLA-020-2019 | 8218 GARDEN GROVE BLVD | 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-120-2023 Vesting PM-2021-206 | 12233 - 12239 CHOISSER RD | <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> | Investal Garden Resorts, LLC 12966 Euclid Street, Suite 300 Garden Grove 92840 | M.P. | 5 |
| CUP-250-2023 | 11261-11301 Acacia Parkway | The City of Garden Grove is requesting Conditional Use Permit Approval to (I) construct and operate a police headquarters of up to 104,000 square feet, (II) construct a new parking garage of up to 448 parking spaces, (III) demolish the existing police headquarters, (IV) and construct a new park all within the City's Civic Center Area. | City of Garden Grove | P.K. | 5 |

PROJECT FINALED / COMPLETED

| CASE # | ADDRESS | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|---|-------------------------|---|---|---------|-----------|
| SP-045-2018 (MM1) | 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 |
| SP-174-1996 (MM1) | 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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-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 Maggione on behalf of Copper Bell Inc 385 Winslow Avenue Long Beach CA 90814 | K. P. | 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 |
| 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 (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 |
| 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 |

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|-----------------------------------|-------------------------|---|--|-------|---|
| 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 Schienser 6263 Bataan St. Cypress CA 90630 | M. M. | 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 |
| 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-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-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-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 |
| 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 STREET GARDEN GROVE CA 92840 | H. L. | 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 |
| 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 |

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|---------------------------------------|--|--|---|-------|---|
| 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-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 Blvd Garden Grove CA 92844 | P. K. | 3 |
| 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 (305,411 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 |
| IOU-005-2024 CUP-255-2024 | 12191-12211 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, Lambes 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 |
| 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 |
| 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-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-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 |

WEEKLY MEMO 05-22-2025

SOCIAL MEDIA HIGHLIGHTS



Post Performance

May 15, 2025 - May 21, 2025


Review the lifetime performance of the posts you published during the publishing period.


Included in this Report

X @CityGardenGrove

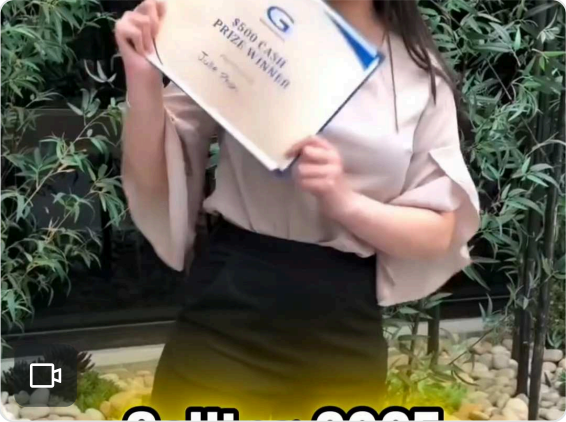
f Garden Grove City Hall

g gardengrovecityhall



**gardengrovecityhall**
Tue 5/20/2025 12:02 pm PDT

🎓 **LOCAL COLLEGE GRADUATES...**don't miss your opportunity to be recognized for your achievement in higher education !! ...



| | |
|----------------------------|-------|
| Views | 1,403 |
| Reach | 1,010 |
| Engagements | 59 |
| Engagement Rate (per View) | 4.2% |





**Garden Grove City Hall**
Tue 5/20/2025 12:01 pm PDT

🎓 **LOCAL COLLEGE GRADUATES...**don't miss your opportunity to be recognized for your achievement in higher education !! ...

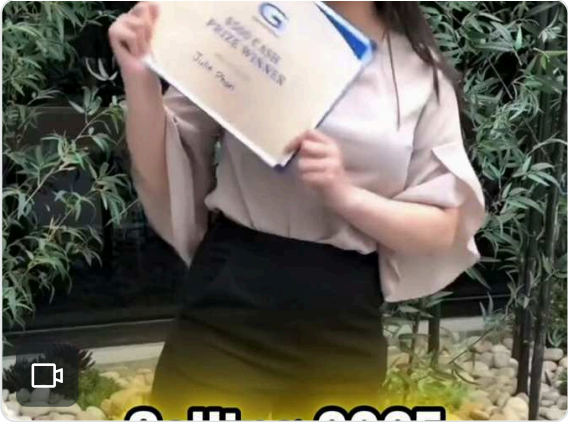


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|----------------------------------|------|
| Video Views | 150 |
| Impressions | 460 |
| Reach | 460 |
| Engagements | 11 |
| Engagement Rate (per Impression) | 2.4% |




**@CityGardenGrove**
Tue 5/20/2025 12:00 pm PDT

🎓 **LOCAL COLLEGE GRADS...**don't miss your opportunity to be recognized for your achievement in higher education! The...




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|----------------------------------|-------|
| Video Views | 27 |
| Impressions | 83 |
| Potential Reach | 4,739 |
| Engagements | 7 |
| Engagement Rate (per Impression) | 8.4% |






X



@CityGardenGrove

Mon 5/19/2025 5:39 pm PDT



SAVE THE DATE - 2025 State of the City

 Wed, June 18 | 11AM  Hyatt Regency Orange County | 11999 Harbor Blvd  ...



Impressions

107

Potential Reach


4,739

Engagements

16

Engagement Rate (per Impression)


15%





Instagram icon



gardengrovecityhall

Mon 5/19/2025 5:37 pm PDT



SAVE THE DATE - 2025 STATE OF THE CITY

 Wednesday, June 18 | 11:00 a.m.  Hyatt Regency Orange County | 11999...



Views

1,132

Reach


585

Engagements

26

Engagement Rate (per View)


2.3%





Facebook icon


Garden Grove City Hall

Mon 5/19/2025 5:37 pm PDT



SAVE THE DATE - 2025 STATE OF THE CITY

 Wednesday, June 18 | 11:00 a.m.  Hyatt Regency Orange County | 11999...



Impressions

908

Reach


866


Engagements

134


Engagement Rate (per Impression)

14.8%







gardengrovecityhall
Mon 5/19/2025 4:10 pm PDT



| | |
|-----------------|-----|
| Views | 661 |
| Reach | 645 |
| Comments | 0 |
| Story Taps Back | 4 |







Garden Grove City Hall
Mon 5/19/2025 3:01 pm PDT

This is a video post on Facebook. The text reads: "This is a video post on Facebook. The text reads: "beyond, let Narzio Walking Shoe help you step into style. Find your perfect fit at ...". The video thumbnail shows a woman in a green blazer standing in a shoe store. A text overlay reads: "Walk your way to local businesses" with a shoe icon.

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|----------------------------------|------|
| Video Views | 171 |
| Impressions | 509 |
| Reach | 499 |
| Engagements | 16 |
| Engagement Rate (per Impression) | 3.1% |






gardengrovecityhall
Mon 5/19/2025 3:00 pm PDT

This is a video post on Instagram. The text reads: "beyond, let Narzio Walking Shoe help you step into style. Find your perfect fit at ...". The video thumbnail shows a woman in a green blazer standing in a shoe store. A text overlay reads: "Walk your way to local businesses" with a shoe icon.


| | |
|----------------------------|-------|
| Views | 2,119 |
| Reach | 1,539 |
| Engagements | 29 |
| Engagement Rate (per View) | 1.4% |




@CityGardenGrove

Mon 5/19/2025 3:00 pm PDT

This National Small Business Month and beyond, let 🍷 Narzio Walking Shoe help you step into style. Find your perfect fit at 📍 ...




| | |
|----------------------------------|-------|
| Video Views | 25 |
| Impressions | 99 |
| Potential Reach | 4,739 |
| Engagements | 1 |
| Engagement Rate (per Impression) | 1% |




gardengrovecityhall

Mon 5/19/2025 12:50 pm PDT

🍓 The Garden Grove Strawberry Festival and Strawberry Stomp 5K return to the downtown area this Memorial Day weeken...




| | |
|----------------------------|-------|
| Views | 4,160 |
| Reach | 2,549 |
| Engagements | 266 |
| Engagement Rate (per View) | 6.4% |




@CityGardenGrove


Mon 5/19/2025 12:50 pm PDT

🍓 The Garden Grove Strawberry Festival and Strawberry Stomp 5K return to the downtown area this Memorial Day weeken...




| | |
|----------------------------------|-------|
| Impressions | 109 |
| Potential Reach | 4,739 |
| Engagements | 24 |
| Engagement Rate (per Impression) | 22% |






Garden Grove City Hall

Mon 5/19/2025 12:50 pm PDT

 The Garden Grove Strawberry Festival and Strawberry Stomp 5K return to the downtown area this Memorial Day weeken...



Impressions

65,982

Reach


65,950


Engagements

2,630

Engagement Rate (per Impression)

4%






gardengrovecityhall

Fri 5/16/2025 12:03 pm PDT

For **National Small Business Month**, we're highlighting 🍹 @brothers_juicery, a family-owned gem serving the community...



Views

1,792

Reach


1,203


Engagements

68

Engagement Rate (per View)

3.8%






Garden Grove City Hall

Fri 5/16/2025 12:03 pm PDT

For **National Small Business Month**, we're highlighting 🍹 Brother's Juicery, a family-owned gem serving the community...



Video Views

209

Impressions

631

Reach


617

Engagements

23

Engagement Rate (per Impression)

3.6%




X


@CityGardenGrove

Fri 5/16/2025 12:00 pm PDT

For National Small Business Month, we're highlighting 🍹 Brother's Juicery, a family-owned gem. From fresh, handmade chips...




| | |
|----------------------------------|-------|
| Video Views | 17 |
| Impressions | 112 |
| Potential Reach | 4,739 |
| Engagements | 1 |
| Engagement Rate (per Impression) | 0.9% |




gardengrovecityhall

Thu 5/15/2025 5:00 pm PDT

In observance of Memorial Day, Garden Grove City Hall and the H. Louis Lake Senior Center will be closed on Monday, May 26,...




| | |
|----------------------------|------|
| Views | 768 |
| Reach | 621 |
| Engagements | 20 |
| Engagement Rate (per View) | 2.6% |




f Garden Grove City Hall

Thu 5/15/2025 5:00 pm PDT

In observance of Memorial Day, Garden Grove City Hall and the H. Louis Lake Senior Center will be closed on Monday, May 26,...




| | |
|----------------------------------|------|
| Impressions | 556 |
| Reach | 534 |
| Engagements | 16 |
| Engagement Rate (per Impression) | 2.9% |



@CityGardenGrove

Thu 5/15/2025 5:00 pm PDT

In observance of Memorial Day, Garden Grove City Hall and the H. Louis Lake Senior Center will be closed on 5/26/25. Street...



Impressions

73

Potential Reach


4,735

Engagements

0

Engagement Rate (per Impression)


0%



gardengrovecityhall

Thu 5/15/2025 12:01 pm PDT

#TBT to the Doig Intermediate School Mural Project unveiling! This student-led public art piece tells a powerful story of growth,...



Views

2,358

Reach


1,643

Engagements

134

Engagement Rate (per View)


5.7%



Garden Grove City Hall

Thu 5/15/2025 12:01 pm PDT

#TBT to the Doig Intermediate School Mural Project unveiling! This student-led public art piece tells a powerful story of growth,...



Video Views

1,763

Impressions

3,881

Reach

3,881

Engagements

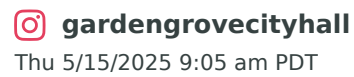
164

Engagement Rate (per Impression)

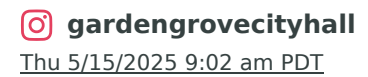
4.2%



| | |
|----------------------------------|-------|
| Video Views | 31 |
| Impressions | 98 |
| Potential Reach | 4,736 |
| Engagements | 2 |
| Engagement Rate (per Impression) | 2% |



| | |
|-----------------|-----|
| Views | 666 |
| Reach | 631 |
| Comments | 0 |
| Story Taps Back | 14 |

A woman with long brown hair, wearing a blue top and a grey jacket, is smiling. She is standing in a warehouse or storage area with tall metal shelving units filled with various items in the background. A white speech bubble with a black border is centered over her chest, containing the text "Local businesses make Garden Grove feel like home." followed by a small house icon. In the bottom left corner, there is a small black square icon with a white camera symbol.

Local businesses make Garden Grove feel like home. 🏠

| | |
|----------------------------|-------|
| Views | 4,364 |
| Reach | 2,637 |
| Engagements | 216 |
| Engagement Rate (per View) | 4.9% |



Thu 5/15/2025 9:01 am PDT



Thu 5/15/2025 9:00 am PDT

A woman with long brown hair, wearing a blue jacket, is smiling and standing in a grocery store aisle. The aisle is filled with shelves of various products, including boxes and bags. A white speech bubble with a black border is overlaid on the image, containing the text "Local businesses make Garden Grove feel like home." followed by a small house icon. In the bottom left corner, there is a small icon of a video camera.

Local businesses make Garden Grove feel like home. 🏠

| | |
|----------------------------------|-------|
| Video Views | 23 |
| Impressions | 94 |
| Potential Reach | 4,736 |
| Engagements | 2 |
| Engagement Rate (per Impression) | 2.1% |



Post Performance

May 15, 2025 - May 21, 2025

Review the lifetime performance of the posts you published during the publishing period.

Included in this Report

 Garden Grove Police Department



Garden Grove Police Depart...
Wed 5/21/2025 6:25 pm PDT

This morning, #GardenGrovePD Neighborhood Traffic Unit conducted a crosswalk safety operation which resulted ...



| | |
|----------------------------------|----|
| Video Views | 0 |
| Impressions | 0 |
| Reach | 0 |
| Engagements | 0 |
| Engagement Rate (per Impression) | 0% |



Garden Grove Police Depart...
Tue 5/20/2025 8:30 am PDT

Save-the-date for popsicles with police 🍦 ☀️
Come hang out with #GardenGrovePD on Monday, June 9th from 1:00–3:00 PM at...



| | |
|----------------------------------|-------|
| Impressions | 2,485 |
| Reach | 2,270 |
| Engagements | 170 |
| Engagement Rate (per Impression) | 6.8% |



Garden Grove Police Depart...
Fri 5/16/2025 8:31 pm PDT

SUBJECT: Major Injury Traffic Collision
LOCATION OF OCCURRENCE: Magnolia St. and Lampson Ave. DATE/TIME OF...



| | |
|----------------------------------|-------|
| Impressions | 7,173 |
| Reach | 6,574 |
| Engagements | 894 |
| Engagement Rate (per Impression) | 12.5% |

WEEKLY MEMO 05-22-2025

NEWS ARTICLES



CITY OF GARDEN GROVE NEWS

FOR IMMEDIATE RELEASE

Contact: Sgt. Chuck Starnes
Garden Grove Police Department
(714) 741-5704 / charless@ggcity.org

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Monday, May 19, 2025



HEAVY TRAFFIC AND ROAD CLOSURES MEMORIAL DAY WEEKEND

Beginning Friday, May 23 through Monday, May 26, 2025, the 65th Annual Garden Grove Strawberry Festival will take place at Village Green Park, located at 12732 Main Street. During the 4-day event, heavy traffic is anticipated in the immediate area. Motorists are asked to plan accordingly to avoid delays.

Main Street, between Garden Grove Boulevard and Acacia Parkway, will be closed from Friday, May 23, 2025 at 9:00 a.m. through Tuesday, May 27, 2025 at 8:00 a.m.

On Saturday, May 24, 2025, from 4:00 a.m. to 2:00 p.m., the following streets will be closed for the 2025 Strawberry Stomp 5K and the Strawberry Festival Parade:

- Acacia Parkway, from Grove Avenue to Civic Center Drive
- 9th Street, between Jerry Lane and Orangewood Avenue
- Chapman Avenue, between West Street and Nelson Street
- Euclid Street, between Orangewood Avenue and Garden Grove Boulevard

-more-

HEAVY TRAFFIC AND ROAD CLOSURES MEMORIAL DAY WEEKEND 2-2-2

No vehicles will be allowed to drive or park on the closed streets until the 5K and parade have ended. Streets impacted by the road closures will be posted with 'NO PARKING' signs and residents will be notified in advance. Vehicles found on the street after 4:00 a.m., on Saturday, May 24, 2025, will be towed and impounded.

Orange County Transit Authority bus routes will be impacted by the closures. Visit the OCTA Rider Alerts page at www.octa.net/getting-around/bus/oc-bus/rider-alerts/rider-alerts for the latest updates on route detours and service changes.

Stanford Avenue and residential streets near Lampson Avenue and Euclid Street will be open to residents only. Identification will be required for vehicles traveling on those streets during festival hours.

Residential parking by permit will be enforced on Pine Street and Walnut Street, south of Lampson Avenue, and College Avenue, between Euclid Street and Pine Street.

Garden Grove police officers will be onsite to provide directions for residents entering or leaving the area.

Suggested alternate routes during the 5K and parade hours are Katella Avenue or Garden Grove Boulevard for east and west traffic. For north and south traffic, alternate routes are Brookhurst Street or West Street.

On Saturday, May 24, 2025, at 8:00 a.m., Strawberry Stomp 5K participants will travel north on Euclid Street, heading east on Chapman Avenue to 9th Street, before looping back onto Euclid Street. The 5K will finish on Main Street by 10:00 a.m.

-more-

HEAVY TRAFFIC AND ROAD CLOSURES MEMORIAL DAY WEEKEND
3-3-3

Following the 5K, at 10:00 a.m., the Strawberry Festival Parade will begin on Chapman Avenue, from 9th Street to Euclid Street, then continue south towards Village Green Park where it will conclude at Acacia Parkway.

For more information on street closures, call the Garden Grove Police Department at [\(714\) 741-5704](tel:7147415704).

The award-winning Garden Grove TV3 will cablecast and stream the Strawberry Festival Parade on Spectrum Cable Channel 3 for Garden Grove viewers and YouTube, at youtube.com/gardengrovetv3/live.

To view the Strawberry Festival's schedule of events, visit strawberryfestival.org. For more information on the Strawberry Stomp 5K, visit strawberrystomp.org.

###



CITY OF GARDEN GROVE NEWS

Contact:
Johnathan Garcia
Public Information Officer
(714) 741-5283 /
johnathang@ggcity.org

Claudette Baldemor, President & CEO
Garden Grove Chamber of Commerce
(714) 638-7950 /
ceo@gardengrovechamber.com

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media



Monday, May 19, 2025

MAYOR STEPHANIE KLOPFENSTEIN TO GIVE FIRST STATE OF THE CITY ADDRESS

Garden Grove Mayor Stephanie Klopfenstein will deliver her first official address at the 2025 State of the City luncheon, hosted by the Garden Grove Chamber of Commerce, in partnership with the City of Garden Grove. The ticketed event takes place on Wednesday, June 18, 2025, from 11 a.m. to 1 p.m. at the Hyatt Regency Orange County, located at 11999 Harbor Blvd. Individual tickets are \$125 per person.

During the address Mayor Klopfenstein will highlight major accomplishments over the last year, goals for the current year, and vision for the city. Mayor Klopfenstein will also discuss the City's financial health and upcoming projects and developments.

Following the event, a complete transcript of the mayor's speech and supporting videos will be available on the City's website at www.ggcity.org.

For tickets and sponsorship opportunities, contact the Garden Grove Chamber of Commerce at (714) 638-7950, email staff@gardengrovechamber.com, or visit www.gardengrovechamber.com/state-of-the-city.

###

11222 Acacia Parkway • P.O.Box 3070 • Garden Grove, CA 92842
ggcity.org



CITY OF GARDEN GROVE NEWS

Contact: Noelle Kim (714) 741-5280
Office of Community Relations
communityrelations@ggcity.org

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Tuesday, May 20, 2025



DEADLINE APPROACHING FOR LOCAL COLLEGE GRADS TO RECEIVE RECOGNITION, WIN CASH PRIZES

Garden Grove residents graduating from a college or university this year are invited to attend the annual Garden Grove College Graduates' Reception on Tuesday, June 10, 2025, and be entered into opportunity drawings for cash prizes. The deadline to submit information online for the free event is Tuesday, May 27 at www.ggcity.org/grads.

Hosted by the Garden Grove City Council, the private event recognizes residents for their outstanding achievement in higher education. Graduates will receive local, state, and federal certificates of recognition, City giveaways, and the chance to win cash prizes provided by event sponsors. Graduates will also have the opportunity to network with key businesses and organizations in the community.

The event would not be possible without the generous support of event sponsors, including Embassy Suites by Hilton Anaheim South, Shield Litigation Injury Lawyers, Thirsty Cow Korean BBQ, Garden Grove Shell #1, Garden Grove Police Association, and the Garden Grove Unified School District.

To view photos from previous receptions, visit the City's Facebook @GardenGroveCityHall or search for #GardenGroveGrads on Instagram.

For more information, visit www.ggcity.org/grads, or contact the Office of Community Relations at communityrelations@ggcity.org or (714) 741-5280.



BE RECOGNIZED!

2025 GARDEN GROVE
College Graduates' Reception

Graduating from a college or university this year?
Celebrate your achievement in higher education,
with a chance to win cash and prizes!

REGISTER BEFORE TUESDAY, MAY 27
AT [GGCITY.ORG/GRADS](https://ggcity.org/grads)



Class of
2025

MISCELLANEOUS ITEMS
May 22, 2025

1. Calendar of Events
2. Meeting Minutes for the May 1, 2025 Garden Grove Planning Committee Meeting
3. League of California Cities articles from May 16, 2025 to May 22, 2025

GARDEN GROVE PLANNING COMMISSION
Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, May 1, 2025

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Commissioner Ashland
Commissioner Beard
Commissioner Cueva
Commissioner Flanders
Commissioner Laricchia
Commissioner Lindsay
Commissioner Ramirez

Absent: Ramirez, Lindsay

Commissioner Lindsay joined the meeting at 7:02 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Flanders.

ORAL COMMUNICATIONS – PUBLIC – None.

April 3, 2025 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay

Noes: (0) None

Absent: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-157-2025 AND LOT LINE ADJUSTMENT NO. LLA-036-2025 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF TRASK AVENUE AND MAGNOLIA STREET AT 9032 AND 9062 TRASK AVENUE.

Applicant: IN-N-OUT BURGERS, INC.

Date: May 1, 2025

Request: 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).

Action: In order to re-evaluate the design of the site plan, the applicant, who was not present, requested that the item be continued to the June 5, 2025 meeting. Staff read the report summary into the record and the public hearing was opened for testimony. With the public hearing open, the Planning Commission moved to continue the item to the June 5th date.

Motion: Lindsay Second: Cueva

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay
Noes: (0) None
Absent: (1) Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-155-2025 FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF ACACIA AVENUE AND PALA DRIVE AT 7191 ACACIA AVENUE.

Applicant: LEISHAN CUBIT
Date: May 1, 2025

Request: 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. 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).

Action: Resolution No. 6112-25 was approved.

Motion: Lindsay Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay,
Noes: (0) None
Absent: (1) Ramirez

MATTERS FROM COMMISSIONERS:

None

MATTERS FROM STAFF: Staff gave a brief description of the upcoming items for the May 15, 2025 Planning Commission Meeting.

ADJOURNMENT: At 7:18 p.m.

Rosemarie Jacot
Recording Secretary



Bill Talk: The suspense file bills we're watching

May 21, 2025

A weekly update from Cal Cities, sorting through the state bill buzz

By Cal Cities Staff

With a rather dire [May Revision](#) in the rearview mirror, all eyes are now fixed firmly on the end of this week. That's when the appropriations committees will say whether hundreds of bills with large price tags live or die. It's a [somewhat controversial process](#) that allows lawmakers to weigh the fiscal impacts of bills holistically with little public debate.

Last week, Cal Cities lobbyists [briefed city officials](#) on the biggest measures likely headed to the suspense file. Most are already there — and should sound familiar. This includes:

- [SB 496 \(Hurtado\)](#) | Cal Cities Position: Support
- [AB 1022 \(Kalra\)](#) | Cal Cities Position: Oppose
- [AB 1 \(Connolly\)](#) | Cal Cities Position: Support
- [AB 888 \(Calderon\)](#) | Cal Cities Position: Support
- [AB 1383 \(McKinnor\)](#) | Cal Cities Position: Oppose
- [AB 846 \(Connolly\)](#) | Cal Cities Position: Sponsor
- [SB 454 \(McNerney\)](#) | Cal Cities Position: Sponsor
- [AB 262 \(Caloza\)](#) | Cal Cities Position: Sponsor
- [SB 569 \(Blakespear\)](#) | Cal Cities Position: Co-Sponsor
- [SB 16 \(Blakespear\)](#) | Cal Cities Position: Oppose Unless Amended

Legislators will likely send a Cal Cities-sponsored housing element bill, [AB 650 \(Papan\)](#), to the suspense file as well. The committee delayed the hearing last week but expects to take the bill up this week. [SB 79 \(Wiener\)](#) was also re-referred to the Senate Appropriations Committee with changes, where they will likely place it on the suspense file.

Before you dive into a few more suspense file bills, a quick note: Committee meetings are on hold until June 9. Bill Talk will likely resume the week prior, on June 2.

- By Brian Hendershot, Cal Cities Advocate managing editor

Tax exemptions

Cal Cities is working to reduce the fiscal impact of two bills that would have negative impacts on cities' budgets, [SB 86 \(McNerney\)](#) and [SB 710 \(Blakespear\)](#). Both bills are on the Senate Appropriations Committee suspense file.

SB 86 would permanently extend the California Alternative Energy and Advanced Transportation Authority's (CAEFTA) sales and use tax exclusion program. Currently, the Legislature must reauthorize the exclusion every few years. The measure would also raise the annual cap of the sales and use tax exclusion from \$100 million to \$300 million. Cal Cities is seeking changes that would reduce the scope of the exemption back to its existing size.

SB 710, recently passed by the Senate Revenue and Taxation Committee, seeks to indefinitely extend the property tax exemption for installing behind-the-meter solar energy systems. This exemption has been law for years, but was originally envisioned for rooftop residential installations and small businesses. In the bill's current form, data centers, big box retailers,

warehouses, and industrial facilities could claim the exemption. Cal Cities is actively working with the author's office to address these concerns.

- Ben Triffo, legislative advocate

Sponsored recovery housing legislation

Two of Cal Cities' sponsored recovery housing bills are on suspense. [SB 329 \(Blakespear\)](#) would require the Department of Health Care Services (DHCS) to complete timely investigations into complaints about alcohol or drug treatment facilities. Complaints would be assigned to investigative analysts within 10 days of receiving them. Analysts would then need to complete investigations within 60 days.

[SB 35 \(Umberg\)](#) would implement recommendations from a [state audit](#) urging more timely and thorough investigations of unlicensed facilities accused of violating state licensure law. If DHCS fails to meet these deadlines, counties could conduct site visits and enforce licensure laws. The department has claimed it would cost millions of dollars to "oversee the unlicensed complaint process," despite existing law already requiring it to investigate illegal activity at unlicensed homes. This high price tag is an attempt to halt the bill from moving forward.

- Caroline Grinder, legislative advocate

Proposition 36 grant bill

[SB 38 \(Umberg\)](#), a bill that would help fund the voter-approved Proposition 36, is on suspense. The measure would allow court programs and behavioral health services under Prop. 36 to receive grant program funding from the Board of State and Community Corrections (BSCC). SB 38 would remove barriers for public entities seeking BSCC grants for treatment services. Eligible programs include drug court programs, collaborative court programs, and proposals for mental or behavioral health services under the Second Chance grant program.

Given the noticeable [continued lack of funding](#) for the implementation of Proposition 36 in the [Governor's May Revision](#), SB 38's passage off the suspense file will be critical to Prop. 36's implementation.

- Zack Cefalu, legislative analyst

A quick reminder

Bill Talk is a weekly breakdown of the biggest bills, policy committee hearings, and legislative deadlines that city leaders need to know about. To get this list on Monday morning, contact your [regional public affairs manager](#). To access old Bill Talks, visit the [archive page](#). Cal Cities also maintains a live [list of all sponsored/hot measures](#). Lists of all tracked bills are available on [individual policy pages](#).



Local streets and roads allocation estimates updated for fiscal years 2024-25 and 2025-26

May 21, 2025

By Brian Hendershot, Cal Cities Advocate managing editor

Cal Cities this week released [new local streets and roads revenue estimates](#) prepared by Cal Cities Fiscal Policy Advisor [Michael Coleman](#). The allocations come from tax revenues collected at gas pumps and other sources. Cities and counties should use these estimates for budgeting.

The report is based on new statewide revenue estimates provided by the California Department of Finance with the release of [Gov. Gavin Newsom's May Revision](#). These allocations are formula-based and are not subject to budget negotiations.

The update contains updated estimated allocations for all cities and counties for the current budget year and fiscal year 2025-26. The estimates reflect a small upward revision of the current fiscal year estimates by about 2.5%. For FY 2025-26, the department estimates statewide Road Maintenance and Rehabilitation Account allocations to cities and counties will increase by 3.6%. Highway Users Tax Account allocations will remain flat from the prior year.

Individual agency revenue growth will vary. The individual agency estimates take into account the various allocation rules contained in statute, along with agency population, vehicle registration, assessed valuation, and road mileage.

The county estimates were prepared in collaboration with the California State Association of Counties. The next update of these revenue estimates will be in January 2026.



State oversight of recovery housing is 'broken,' say lawmakers and city leaders

May 21, 2025

By Cal Cities Staff

A bipartisan group of lawmakers, city officials, and a patient advocate gathered at Santa Ana City Hall last Friday to call for greater oversight and transparency over alcohol and drug treatment facilities.



"Here in California, immeasurable exploitation is going on in the places people go to seek help at the most vulnerable time in their lives," said patient advocate Sequoyah Thiessen.

The news conference centered around four bills sponsored by Cal Cities: [SB 329 \(Blakespear\)](#), [AB 424 \(Davies\)](#), [SB 35 \(Umberg\)](#), and [AB 492 \(Valencia\)](#).

"I want to be clear about one thing: We need the state to do something now," said Cal Cities Executive Director and CEO Carolyn Coleman. "The situation has been going on for years. Cal Cities and many of you in the plaza today have been advocating for change for a number of years. If we're going to see real progress, we need to see action today."

The legislative package would enact proposals from a recent [state audit](#) that found DHCS has failed to investigate complaints consistently and thoroughly, jeopardizing patient and community safety. It takes DHCS analysts nearly one year on average to submit investigative reports. Common complaints include sexual misconduct, poor medication management, and the use of unlicensed counselors.



“It’s alarming to hear that serious complaints about alcohol and drug treatment facilities can take more than a year to follow up on,” said Sen. Catherine Blakespear. “SB 329 ensures the state will investigate complaints about state-licensed facilities methodically and expeditiously to safeguard the health and safety of patients and surrounding communities.”

The lack of communication makes it hard for cities to address community concerns, maintain public safety, and support recovery and treatment programs coming into communities.

“AB 424 is a critical step towards fixing California’s substance use disorder treatment system,” said Asm. Laurie Davies. “Bad treatment experiences should be investigated and corrected quickly. The public shouldn’t be kept in the dark as to whether or not corrective actions are being taken or if the complaint was received.”

Cities in Orange County are disproportionately impacted by the presence of drug and alcohol treatment facilities, with over 300 licensed facilities located across the county — second only to the much larger Los Angeles County.



“This concentration raises concerns about oversight, accountability, and the impact on both residents and the surrounding community,” Santa Ana Mayor Valerie Amezcua said. “These homes must be held to the regulatory standards that the state expects of

such facilities to ensure proper care and support, especially when complaints are submitted.”

AB 492 has passed out of the Assembly, and AB 424 is currently on consent in the appropriations committee. Both SB 329 and SB 35 are on the Senate Appropriation Committee’s [suspense file](#).

“We’re advocating not only for residents whose neighborhoods have been disrupted but also for patients who have been mistreated and abused by a broken system,” said Mission Viejo Mayor Pro Tem Wendy Bucknum, who co-chairs the California Sober Living and Recovery Task Force.



How cities can prepare for the next disaster

May 21, 2025

By Melissa Sparks-Kranz, legislative advocate

Cal Cities has created an [Emergency Preparedness and Response Checklist](#) to help cities prepare for disasters and respond rapidly during emergencies. Cal Cities prepared the checklist, based on member input, for cities that want to better prepare for disasters.

After the devastating wildfires that impacted Southern California earlier this year, city leaders from across the state formed a communication network to ensure support at the local level for the affected communities. Cal Cities also hosted several exchanges among its members where city officials shared lessons learned from prior disasters with more recently impacted members.

One of the key takeaways was that city officials can't fully respond to disasters in their communities if they themselves are not prepared. City leaders and staff should have a go-bag ready with emergency supplies, food, water, as well as an emergency plan and emergency communications and alerts set up for themselves and their families.

Critical to managing any emergency is being able to communicate clearly with residents. This could include creating a reverse 911 system that can send automated alerts to specific geographic areas. City officials also suggested adding date/time stamps to all emergency communications so that residents know they have the latest information.

Another important, preemptive task is to train emergency operations center staff and coordinate with neighboring cities and regional bodies, including councils of governments. This will ensure cities have support and communication systems with their neighbors.

Hosting regularly scheduled community workshops and educational events that train residents for emergencies is also crucial. These events could cover a variety of topics, including how to sign up for emergency alerts or evacuate for different disasters. These sessions could also educate people on the need for insurance for properties or residents, depending on the region and type of disaster.

Another top shared takeaway included forming community emergency response teams — called [CERTS](#) — and training them to ensure they can activate quickly. CERTS should become nonprofits, which allows them to receive and leverage disaster preparedness, response, and recovery grant funding that cities may not have access to.

The full [checklist](#), as well as additional state and federal resources, are available on the [Cal Cities Public Safety Committee webpage](#).