



DEVELOPMENT PROJECTS UPDATE

COMMUNITY DEVELOPMENT DEPARTMENT
(714) 741-5312

This report is current through October 1, 2007

CASE #	SITE ADDRESS AND LOCATION	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
DR-18-07	South of Katella Avenue, east of Euclid Street at 10700 Katella Avenue	To allow the installation of a new cellular antenna on an existing antenna structure.	Royal Street Communications 350 Commerce, #200 Irvine, CA 92602 (714) 745-5846	5	C.F.
DR-19-07	West side of Rosita, north of Westminster Avenue at 13911 Rosita Place	To construct a two-story, single-family residence on a 5400 sf lot that does not meet the minimum lot size requirements for that area.	Tu Van Nguyen 9985 Aster Circle Fountain Valley, CA 92708 (714) 608-1083	7	P.W.
DR-20-07	South side of Chapman Ave, east of West St at 12052 Chapman Avenue	To allow co-location of a wireless communication facility on exist. Wireless antenna structure disguised as a pine tree.	Royal Street Communications 2913 El Camino Real #561 Tustin, CA 92782	7	P.W.
DR-21-07	8711 Orangewood Ave	Minor deviation to allow the max # of bathrooms per # of bedrooms to exceed code reqmt. Owner to construct a 5th bathroom in a 4 bedroom house.	Terrance B. Alford 8711 Orangewood Ave. Garden Grove, CA 92841 (714) 235-6689	5	M.P.
DR-22-07	13882 La Bonita Avenue	To allow the construction of a single family residence on a substandard size lot.	Tu Van Nguyen 9985 Aster Circle Fountain Valley, CA 92708 (714) 608-1083	7	P.W.

Status #'s

- 1 - Awaiting Planning Comm. Review
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FYD-115-07	Corner lot located at 11131 Rugh Street	To determine the Rugh Street side as the front yard and the Alderson Street as the street side yard	James F. Nelson 11131 Rugh Street Garden Grove, CA 92840 (714) 721-9640	5	C.C.
LLA-1-07	Northwest corner of Westlake St and Acacia Pkwy at 12841 & 12851 Westlake St	Exempt! To modify exist lot line to resolve a situation in which a detached garage currently encroaches into the neighboring property.	GG Homes, LLC 300 Goddard St, Ste 150 Irvine, CA 92618 (949) 833-3145 #101 Attn: Ron Legrand	5	M.P.
LLA-2-07	Northeast corner of Acacia Pkwy and Westlake St at 10831 & 10851 Acacia Pkwy	Exempt! To eliminate exist lot line to consolidate 2 lots into 1 to construct a new single-family home.	GG Homes, LLC 300 Goddard St, Ste 150 Irvine, CA 91618 (949) 833-3145, ext 101 Attn: Ron Legrand	5	M.P.
PUD-117-07 SP-422-07 TT-17127 V-157-07	South side of Central Ave, between Wilson St and Newland St at 8372 Central Ave	Neg Dec! Rezone 34,533 sf lot from R-3 to Residential PUD to for small lot subdivision of 8 lots w/ Lot 8 as common area; V to deviate from min. 3 acre lot for Res PUD's; SP to construct 7 detached 2 sty single family homes; TT Map for 8 lot subdivision for development.	Newland Central, LLC POB 7135 Capistrano Beach, CA 92624 (949) 248-0583	5	L.M.

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SP-420-07 PM-2006-281	East side of Buaro St., south of Lampson Avenue at 12522 Buaro Street	Exempt! SP and PM to subdivide a 12,550 sf lot into 2 lots (8,100 & 9,450) sf and to construct a 2-story single-family home on each lot.	Cach Nguyen 53 Prairie Falcon Aliso Viejo, CA 92656 (949) 302-2901cell (949) 830-5440	5	M.P.
SP-421-07 CUP-201-07	Vacant building pad adjacent to Chapman Ave w/in parking lot of shopping center at southwest corner of Chapman Ave and Brookhurst St at 9737 Chapman Ave	Exempt! SP to construct a 6,229 sf full service Chili's restaurant w/ CUP for ABC Type 47 (On-Sale, General, Bona Fide Eating Place) License for on-site consumption on a building pad located within parking lot of existing multi-tenant shopping center.	HGGA Promenade, Managing Tenant In Common 23 Corporate Plaza, Suite 245 Newport Beach, CA 92660 (949) 759-9531	5	L.M.
SP-423-07 PM-2007-126	West side of Nina Place, south of Paloma Avenue at 13321 Nina Place	Exempt! To subdivide a 18,168 sf lot into 2 parcels, ea. W/ a lot size of 9,024 sf; to construct a 2 -story, single-family home on ea. Lot.	Richard Huynh and Anthony Nguyen 13321 Nina Place Garden Grove, CA 92843 (714) 422-6663	5	M.P.
SP-424-07 PM-2007-143	Southwest corner of Chapman Avenue and Lorna Street at 12013 and 12015 Lorna	Exempt! To subdivide an 18077 sf lot into 2 parcels, (1-8700 sf, 1-9377 sf). Exist. Single family home to remain on 8700 lot, new 2-stry single family home on 9377 lot.	Lorraine McKee & Sharon Gagliano 12013 Lorna Street Garden Grove, CA 92841	5	M.P.

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	Street		(714) 539-6208		
PM-2007-106	Northwest corner of Lampson Avenue and Western Avenue at 7465 Lampson Avenue	Recognize previous exemption. To reconfigure an existing three-lot subdivision into a four-lot subdivision for the purpose of selling each property as an industrial parcel.	BKM Development 3185 Pullman Avenue Costa Mesa, CA 92626 (714) 557-4100	7	C.C.
V-156-07	Southwest corner of Daniel Avenue and Jacalene Lane at 11772 Daniel Avenue	Exempt! Variance to allow a 378 sf addition to exist. Detached garage to deviate from min 1000 sf rear yard open space req. & to allow the structure to exceed one-half lot width.	Merle and Mary Ann Eide 11772 Daniel Avenue Garden Grove, CA 92840 (714) 638-5286	5	M.P.
V-158-07	Northwest corner of Westlake Street and Acacia Pkwy at 12851 Westlake Street	Exempt! To allow a new two-story single-family home to deviate from the 10' side street setback requirement.	GG Homes, LLC 300 Goddard Street Suite 150 Irvine, CA 92618 (949) 833-3145, ext. 107	5	M.P.
V-159-07	Harbor Village Plaza - Northeast corner of the intersection of Harbor Blvd and GG Blvd at 12892-12952 Harbor	Exempt! To construct 2 monument signs that exceed allowable number of such signs (1 to replace exist., 1 to be new) & to allow 2 directional signs that exceed size reqments.	Harbor Plaza, LLC c/o Morlin Asset Management, LP 444 S Flower St, Ste 500 Los Angeles, CA 90071	5	E.W.

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	Blvd.		(213) 622-4442		
CUP-199-07	Southeast corner of Katella Avenue and Brookhurst Street at 9822 Katella Avenue	Exempt! CUP to allow a change of ownership of an existing ABC Type 21 (Off-Sale General) License.	New Albertsons Inc. 250 Park Center Blvd Boise, ID 83706 (208) 395-5139	5	M.P.
CUP-200-07	East side of Valley View, north of Chapman Avenue at 11879 Valley View Street	Exempt! CUP to operate an existing restaurant, Philly's Best, w/ an original ABC Type 41 (OnSale Beer and Wine) License.	Mark A. Fortier 5322 Halifax Cypress, CA 90630 (714) 995-7753	9	C.C.
CUP-202-07	Northwest corner of Joy Street and Garden Grove Blvd at 10581 Garden Grove Blvd.	Exempt! CUP to establish a new 60' tall cellular antenna and associated ground mounted facilities. The antenna structure is proposed to be disguised as a palm tree.	T-Mobile 3 Imperial Promenade Suite 1100 Santa Ana, CA 92707 (714) 850-2400	9	P.W.
CUP-203-07	East side of historic Main Street at 12900 Main Street	Exempt! CUP to operate an existing restaurant, Doug's Downtown Grill, with an original ABC Type 41 (On Sale Beer and Wine) License.	Doug's Downtown Grill 12900 Main Street Garden Grove, CA 92840 (714) 539-0676	7	C.F.

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CUP-204-07	Southeast corner of Brookhurst St. & Chapman Ave. at 10072 Chapman Ave.	Exempt! CUP to modify CUP-131-04 in order to extend the hours of operation.	Jimmy T. Huynh 10082 Chapman Ave. Garden Grove, CA 92840 (714) 595-2133 Cell (714) 534-2960 Office	9	C.F.
CUP-205-07	North side of Westminster Avenue, east of Brookhurst Street at 10121 Westminster Avenue	Exempt! CUP to expand the existing trade school (Advanced Beauty College) to include the entire free standing building. The site is located within a shopping center with multiple owners.	Tam Nguyen/Linh Nguyen 10121 Westminster Avenue Garden Grove, CA 92843 (714) 530-2131 (714) 390-9312 Tam cell (714) 514-4415 Linh cell	5	P.W.
CUP-206-07	East side of Brookhurst Street, north of Lampson Avenue at 12392 Brookhurst Street	Exempt! CUP to allow existing liquor store, Pat's Liquor, to continue to operate w/ ABC Type 21 (Off-Sale General) license.	Jung Ran Lee 26823 Shorewood Rd. Rancho Palos Verdes CA 90275 (310) 408-0893	5	M.P.
CUP-207-07	East side of Fairview, south of Garden Grove Blvd at 13072 Fairview Street	Exempt! CUP to establish a new 60' tall cellular antenna and associated ground mounted facilities on an existing church (Formosan Church) campus. The antenna structure is proposed to be disguised as a palm tree.	T-Mobile (Joe Thompson) 3 Imperial Promenade, Suite 1100 Santa Ana, CA 92707 (714) 850-2400	7	P.W.
PM-2007-158	Northwest corner of Lampson Avenue and	Exempt! To convert 2 previously approved properties developed w/ 2 multi-tenant industrial	BKM Lampson Associates, LLC 3185 Pullman Avenue	5	L.M.

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	Western Avenue at 7465 Lampson Avenue	bldgs, that are part of a 4 parcel industrial complex, Costa Mesa, CA 92626 into industrial condos. To allow indiv. Ownership of the tenant spaces & to have the complex continue to operate as an integrated multi-tenant industrial complex.	(714) 557-4100		
CUP-208-07 A-134-07	South side of Garden Grove Blvd, west of Newland Street at 8610 Garden Grove Blvd	To rezone the subject property from C-1 (Neighborhood Commercial) to C-2 (Community Commercial) w/ a CUP to modify and legalize an existing nonconforming nightclub, with Type 48 (On-Sale General- Public Premises) ABC license, that has been converted to an establishment w/ private karaoke rooms.	Young Yi 8610 Garden Grove Blvd Garden Grove, CA 92844 (714) 539-5125	4	L.M.
CUP-209-07	South side of Garden Grove Blvd, west of Fairview St. at 13132 Garden Grove Blvd.	To allow a restaurant to operate with an ABC Type 47 (On-Sale General-Bona Fide Public Eating Place) License. Also proposed is live entertainment in the form karaoke and small (up to 4 pc) bands.	Monty Jay Hilligoss 13132 B Garden Grove Blvd Garden Grove, CA 92847 (714) 349-8369	5	P.W.
CUP-210-07	East side of Euclid St, north of Chapman Ave at 11832 Euclid St.	To operate a preschool and daycare center, Sunrise Child Development Center, Inc., to provide licensed child care services to the general public.	Sunrise Child Development Center, Inc. 11832 Euclid Street Garden Grove, CA 92840	5	C.C.

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DR-23-07	12432 9th Street	To allow the establishment of a wireless communication facility on an existing bell tower.	(714) 636-9877 Royal Street Communications California, LLC 2913 El Camino Real, #561 Tustin, CA 92782 (714) 730-3257	5	P.W.
PM-2006-293	Northeast corner of Monarch Street and Patterson Drive at 11258, 11262, 11264 & 11266 Monarch Street	To reconfigure 4 parcels into 2 parcels to convert a previously approved multi-tenant Industrial complex into condo development. To allow individual ownership of tenant spaces and to have complex continue to operate as integrated multi-tenant industrial complex.	Burke Real Estate Group 260 E. Baker St. Suite 100 Costa Mesa, CA 92626 (714) 824-6014	5	L.M.
PUD-118-07 SP-425-07 TT-17178 V-160-07 Neg Dec	North side of Trask Ave, east of Barnett Way at 11241 and 11251 Trask Avenue	Neg Dec! To rezone a 45,512 sf lot from R-1 (Single Family Residential to Residential PUD to create a small lot subdivision of 8 lots; V request to deviate from min. 3-acre lot size for RPUD; SP to construct 8 detached 2-sty single family homes; TT to create 8 lot subdivision.	T.K. Villa LLC POB 7135 Capistrano Beach, CA 92624 (949) 248-0583	5	L.M.
CUP-211-07	Northeast corner of Garden Grove Blvd. and Fern St. at 8303-	To operate a new restaurant, Korean BBQ, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Public Eating Place) license.	L.A. Pacific Plaza POB 5511 Orange, CA 92863	5	M.P.

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	8307 Garden Grove Blvd.		(213) 422-7515		
CUP-212-07	Southwest corner of Brookhurst St. and Katella Ave. at 11021 Brookhurst St.	To operate a fitness and wellness center, Nifty After Fifty, offering strength training, phys. therapy, & mental fitness programs for seniors, in a 5,100 sf tenant space.	Eric Hittelman 310 Golden Shore #300 Long Beach, CA 90802 (562) 216-1634	7	M.P.
CUP-213-07	North side of Garden Grove Blvd., east of Fern St. at 8335 Garden Grove Blvd.	To allow a restaurant to operate with an ABC Type "41" (On-Sale, Beer and Wine-Bona Fide Public Eating Place) license.	L.A. Pacific Plaza, LLC (Rep. Simon Lee) POB 5511 Orange, CA 92863 (213) 422-7515	5	P.W.
DR-24-07	9722 Stanford Avenue	Minor deviation request to allow max # bathrms per # of bedrms to exceed code req of 4 bathrms. Owner to construct 6.5 bathrms in new 2-story single family home.	Tin Vo 9551 Halekulani Drive Garden Grove, CA 92841 (714) 620-8004	5	M.P.
CUP-214-07	Northwest corner of Valley View Street and Chapman Avenue at 11879 Valley View Street	To allow a restaurant to operate with an ABC Type "41" (On-Sale, Beer and Wine-Bona Fide Public Eating Place) License.	Longji Jin & Huazi Han 941 S. Gramercy Pl #8 Los Angeles, CA 90019 (213) 675-1117	5	P.W.

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CUP-215-07	South side of Garden Grove Blvd., east of Kerry Street at 10022 Garden Grove Blvd.	To modify the approved floor plan in the restaurant and bar, and to allow limited live entertainment in the restaurant area. Entertainment would be limited to a piano, a 1-man band, and karaoke. The hotel, bar and restaurant operate with an ABC Type 47 (On-Sale General - Eating Place) License.	Peninsula Hotel Management 10022 Garden Grove Blvd. Garden Grove, CA 92844 (714) 534-1818	2	P.W.
CUP-216-07 SP-430-07	Southwest corner of Chapman Avenue and Harbor Blvd.	Exempt. To construct and establish an approx 6500 sf full service restaurant (Oggi's Pizza and Brewing Co.) w/ a Type 47 ABC License on a prev. approved bldg pad w/in integrated hotel and restaurant site w/in PUD-122-98 zone.	Byron Davis 26812 Carretas Drive Mission Viejo, CA 92691 (949) 306-8947	5	L.M.
CUP-217-07 IOU-103-07	North side of Chapman Avenue, east of Gilbert Street at 9627 Chapman Avenue	Exempt. IOU to determine if instructional dance studio in 12,286 sf lot is permitted w/ subsequent CUP approval.	Beatrix Dozier 9691 Rosebay St Anaheim, CA 92804 (714) 772-2294	2	C.C.
SP-432-07 V-166-07 TT-17247 Development Agreement Status #s	North side of Chapman Avenue, west of Gilbert Street at 9301 Chapman Avenue	SP to construct 11, 3-story, residential units on 24,470 sf lot; V to deviate from req. 10' drive aisle and unit separation; TT to create a 1-lot subdivision to sell ea unit as condo. Dev Agree included. The SP, V, TT and DA are in conjunction w/ GPA-01-07	Duc Nguyen 11770 E. Warner Ave #216 Fountain Valley, CA 92708 (714) 546-9100	1	M.P.

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		and A-135-07			
SP-426-07 PM-2007-135	South side of Westminster Ave., east of Clinton St. at 12600, 12610, 12620, 12630, and 12640 Westminster Ave.	Exempt! To subdivide an exist. Industrial multi-tenant complex into an industrial condominium developmt. Site is 5.286 acres & has 4 exist. Industrial bldgs w/ 27 tenant spaces. Purpose to allow individual ownership of tenant spaces & to have the complex continue to operate as an integrated multi-tenant industrial complex.	Ralph Hastings - RLH Architects 5031 Birch Street, Ste A Newport Beach, CA 92660 (949) 250-1809	6	E.W.
SP-431-07 V-165-07	North side of Chapman Avenue, west of Gilbert Street at 9271 Chapman Avenue	SP to construct (4) 2-story, multi-family dwelling units on 15,280 sf lot; V to deviate from the req. 10' drive aisle & dwelling unit separation in conjunction w/ GPA-01-07 and A-135-07	Sarah Phan 2500 S. Fairview #P Santa Ana, CA 92704 (714) 800-9239	1	M.P.
SP-427-07 PUD-119-07 V-161-07	Northwest corner of the intersection of Knott Street and Chapman Avenue at 6961 and 6941 Chapman Avenue	Neg Dec! To rezone commercial development from C-1 (Neighborhood Commercial) to Commercial PUD to allow an automatic car wash operation and a Site Plan to construct the car wash facility, and a Variance to allow a commercial PUD on less than five acres. The site consists of 2 lots; 1 at corner improved w/ auto servicing business & auto detailing business, and 2nd lot behind corner w/ a multi-tenant commercial bldg and restaurant pad bldg.	Albert Gharibian 6961 Chapman Avenue Garden Grove, CA 92845 (714) 799-0588	4	E.W.

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SP-428-07	East side of Taft Street, north of Westminster Avenue at 13892 Taft Street	Exempt. To construct a 2-story, residential duplex, w/ a combined living area of 2,760 sf, with 2 attached 434 sf 2-car enclosed garage for ea. Unit on a 7,205 sf lot.	Khanh Quoc Dang 13892 Taft Street Garden Grove, CA 92843 (714) 651-1899	5	M.P.
SP-429-07 V-163-07	Southwest corner of Garden Grove Blvd. and Euclid St. at 11162 Garden Grove Blvd.	Exempt. To construct an approx. 3,812 sf multi-tenant commercial bldg on an approx. 18,263 sf vacant lot w/ associated parking and landscape improvements in conjunction w/ a V requests for reduced bldg setbacks and to develop a lot that does not meet the min. size and street frontage reqmts.	Jessica Myers 1411 5th St. #300 Santa Monica, CA 90401 (310) 439-3943	5	L.M.
A-135-07 GPA-01-07	North side of Chapman Avenue, west of Gilbert Street at 9251, 9271, 9301 Chapman Avenue	Neg Dec. To change the General Plan Land Use from LMDR to MDR; to rezone sites from R-2 (Limited Multiple Residential) to R-3 (Multiple-Family Residential)	9251: City of Garden Grove 11222 Acacia Pkwy Garden Grove CA 92840 (714) 741-5000 9271: Sarah Phan 2500 S. Fairview #P Santa Ana, CA 92704 (714) 800-9239 9301: Duc Nguyen 11770 E. Warner Ave #216 Fountain Valley, CA 92708 (714) 546-9100	1	M.P.

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V-162-07 SP-424-07 PM-2007-143	Southwest corner of Chapman Avenue and Lorna Street at 12013 Lorna Street	Exempt! To subdivide an 18077 sf lot into 2 parcels, (1-8700 sf, 1-7839 sf); V to allow Lot 2 to deviate from min. 60' lot w. req'mt. Exist. Single family home to remain on 8700 lot, new 2-stry single family home on 7839 lot 2.	Chau Han 12013 Lorna Street Garden Grove, CA 92841 (714) 837-7007	5	M.P.
V-164-07	North side of Reva Drive, west of 9th Street at 11461 Reva Drive	Exempt. To allow 2 existing detached accessory structures, a 197 sf storage shed, and a 115.5 sf pool equipment shed to deviate from the 5' side and rear setbacks, and the 1,000 sf rear yard open space reqmt.	Monica Vassiler 11461 Reva Drive Garden Grove, CA 92840 (714) 530-4503	2	M.P.
CUP-218-07 SP-433-07	South side of Laurelton between Belgrave Ave and St. Mark Street at 5852 Belgrave Avenue	SP and CUP to allow the demolition of exist 3147 sf religious bldg & to reconstruct & operate a 4176 sf religious bldg on an exist 39,000 sf lot in R-1 (SFR) zone.	Los Alamitos Congregation of Jehovah's Witnesses 5852 Belgrave Avenue Garden Grove, CA 92845 (714) 403-7828	1	P.W.
SV-116-07	South of Morningside Drive to the Orange County Flood Control Channel, between 10222 and 10242 Morningside Drive	Exempt. To vacate that portion of the Hope Street right-of-way south of Morningside Drive to the Orange County Flood Control Channel, located between 10222 and 10242 Morningside Drive. The vacation is to remove that area from the public right-of-way due to the fact that this portion of the right-of-way is not needed.	City of Garden Grove 11222 Acacia Pkwy Garden Grove, CA 92840 (714) 741-5000	5	L.M.

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DR-25-07	10412 Orangewood Avenue	Front Yard Determination to designate Faye Avenue as the front yard for setback and development standard purposes.	James Whiteaker 10412 Orangewood Ave. Garden Grove, CA 92840 (714) 240-1114	6	P.W.
DR-26-07	Southwest corner of Monarch St. and Chapman Avenue at 7272 Chapman Avenue	To allow the co-location of a wireless communication facility, disguised as a tree, on an existing cell site.	Royal Street Communications 350 Commerce, #200 Irvine, CA 92602 (714) 730-2814	3	P.W.

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