



DEVELOPMENT PROJECTS UPDATE

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current through April 20, 2009
 For the most recent information contact the Planning
 Division at (714) 741-5312

CASE #	SITE ADDRESS AND LOCATION	PROJECT DESCRIPTION	APPLICANT	STATUS	PLANNER
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 form 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	6	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	6	L.M.
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	7	M.P.

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SP-432-07 V-166-07 TT-17247 Development Agreement	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 and A-135-07	Duc Nguyen 11770 E. Warner Ave #216 Fountain Valley, CA 92708 (714) 546-9100	6	M.P.
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	7	M.P.
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	5	M.P.

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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 request for reduced bldg setbacks and to develop a lot that does not meet the min. size and street frontage reqmnts.	Jessica Myers 1411 5th St. #300 Santa Monica, CA 90401 (310) 439-3943	5	L.M.
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.
CUP-220-08 SP-439-08 V-171-08	North side of Garden Grove Blvd., east of Hazel Street at 9087 Garden Grove Blvd.	Exempt. To demo exist. Office/restroom bldg, an enclosure for a smog machine, & a converted house used for auto repair to construct a single new bldg for same business, Best Auto Smog Repair. A SP to construct new bldg, CUP for Minor Auto Maintenance use in C-1 Zone, V to waive rear yd setback (10'req., 0 ft provided). Lot size is approx. 6,500 sf.	Dario Gonzalez 9087 Garden Grove Blvd. Garden Grove, CA 92844 (714) 240-6806	5; Time Extension Granted	E.W.

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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	8 / 9	M.P.
SP-434-07 PUD-120-07 V-168-07 Development Agreement	Southwest corner of Nelson Street and Stanford Ave. at 12781 Nelson St.	Neg Dec. To rezone site to PUD-120-07 to improve the 45,745 sf lot w/ new 5469 sf auto body shop bldg w/ office & storage rm; a 4072 sf bldg of 4 tenant spaces; a 1130 sf wash bay. Exist. 3247 sf auto body bldg to remain w/ accessory bldgs demolished. A Development Agreement is proposed.	Ron Pierce 12781 Nelson Street Garden Grove, CA 92840 (714) 530-5400	6	M.P.

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SP-436-08 SV-117-08 V-169-08	Triangularly-shaped property on north side of Stanford Ave between Brookhurst St and Brookhurst Way at 12711 & 12731 Brookhurst St	Neg. Dec. SP and V to construct an approx. 3900 sf multi-tenant bldg on a vacant lot to include a drive-thru coffee shop in conjunction w/ SV to vacate the easterly portion of the Brookhurst Way right-of-way.	LMC Management Group, LLC 131 Innovation, #150 Irvine, CA 92617 (949) 939-2447	5	L.M.
SP-438-08 V-170-08 MM-106-08	North side of Salinaz Dr., east of Newhope St at 11561 Salinaz Dr.	Neg Dec. To reuse 10,723 sf exist bldg to construct 6,700 sf addition for Hemopet Center of Greyhound Rescue & Pet Animal Recovery. Site approx. 2 acres. Includes kennels or 'suites' for greyhounds of 16,420 sf. V is req. For reduced front yd setback.	W. Jean Dodds, DVM & Charles Berman, Esq. 938 Stanford St. Santa Monica, CA 90403 (310) 828-4804	6	E.W.
SP-441-08	West side of Bowen Street, north of Trask Avenue at 13431 Bowen Street	Exempt. To remodel & expand 2 units of exist duplex. Unit A to be expanded from 742 sf, 2-bdrm, 1-bthrm to a 2269 sf 4-bdrm, 3-bthrm unit. Unit B to be expanded from 933 sf, 2-bdrm, 1-bthrm to 2185 sf 4-bdrm, 3-bthrm unit.	Armando Vega 14051 Newport Avenue Tustin, CA 92780 (714) 832-2220	5	L.M.

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SP-368-05 (PUD-107-05) (GPA-2-05(A)) Mitigated Neg Dec Development Agreement	South side of Garden Grove Blvd., west of Brookhurst Street at 10080 Garden Grove Blvd.	To construct an 8 story, mixed use bldg. Includes 126,150 sf of commercial tenant space on 2-1st flrs, 5 story parking garage, 66 condos. PUD is for mixed use development, includes 2 adj. Lots on sw corner of G.G. Blvd & Brookhurst intersection, 6.1 acres	Garden Grove Galleria, LLC (Ted Yoon) 10080 Garden Grove Blvd. Garden Grove, CA 92842 (213) 272-3620	7; Recently requested changes to exterior materials	E.W.
SP-433-07 (Rev. 08) CUP-218-07	South side of Laurelton between Belgrave Ave and St. Mark Street at 5852 Belgrave Avenue	Exempt. Modification to approved Site Plan and CUP to allow a reduced front setback from 20' to approx. 18.75'; minimum front setback in this area is 15'.	Alamitos Congregation of Jehovah's Witnesses 5852 Belgrave Ave. Garden Grove, CA 92845 (714) 403-7828	9	M.P.
CUP-237-08	Northeast corner of Brookhurst St. and Westminster Ave. at 13890-92 Brookhurst St.	Exempt. To expand exist. 3160 sf restaurant, the Boiling Crab, that currently operates with an ABC Type 41 (On Sale, Beer & Wine) License, into an adjacent, 1706 sf tenant space. The restaurant will have total sf of 4960.	Dada Ngo 16130 Whitecap Circle Fountain Valley, CA 92708 (714) 552-8580	9	M.P.

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SP-443-08 PM-2007-152	South side of E Central Ave, east of Flower St at 10112 E Central Ave	Exempt. SP and TPM to subdivide 25,200 sf lot into 2 lots, ea w/ a total net lot size of 11,400 sf	Khai Van Tu 10112 E. Central Ave. Garden Grove, CA 92843 (714) 468-2642	5	M.P.
SP-442-08 A-139-08 GPA-1-08(A) CUP-231-08	Northwest corner of Lampson Ave. and Springdale St. at 12461 Springdale St.	Neg Dec. GPA to change the Land Use Designation from LDR to OP; SP approval to remove exist. Bldg. And develop approx. 30,135 sf in area property w/ a new single-story, 8,243 sf residential health care facility (convalescent center); and CUP approval to operate the facility as convalescent center per OP zone. Site has 1 point of access and 22 pkg spaces on site.	Medallion Health Properties, Inc. 865 Picaacho Dr. La Habra Hts., CA 90631 (562) 697-6807	6	K.H.
CUP-239-08	South side of Westminster Ave. between Flower St. and Hope St. at 10212 Westminster Ave.	Exempt. CUP to operate an existing restaurant, Ngoc Hue Restaurant, w/ an original ABC Type 41 (On-Sale, Beer and Wine) License.	Trong Duong 10212 Westminster Ave. #113 Garden Grove, CA 92843 (714) 725-0126	9	C.C.

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CUP-240-08	Southwest corner of Nelson St. and Stanford Ave. at 12781 Nelson St.	Exempt. CUP to construct and operate a 55' tall wireless telecommunication facility disguised as a palm tree (mono-palm), which will utilize the existing AT&T equip. shelter.	AT & T Wireless 12900 Park Plaza Dr. Cerritos, CA 90703	5	C.C.
CUP-241-08 IOU-104-08	Northwest corner of Monarch St. and Blades Ave. at 11751 Monarch St.	Exempt. CUP to allow a dental lab trade school, Newton Int'l College, to operate w/ Newton Dental Lab, in a 12,104 sf bldg formerly occupied by Sheet Metal Wkr Training Ctr. Also, IOU to determine compatibility btwn trade school and exist zoning classification.	Austin H. Park c/o Newton International College 8762 Garden Grove Blvd #102 Garden Grove, CA 92831 (714) 906-3280 (714) 530-9288	5	M.P.
CUP-242-08 A-142-08	East side of Brookhurst St. north of Stanford Ave at 12620- 12732 Brookhurst St.	Neg. Dec. Amend. To change zone at 12620, 30, 42, 66, 72, 82, 92 & 12732 Brookhurst from OP (Office Prof) to C-1 (Neighborhood Commercial) for consistency btwn GP Design. Of properties & zoning. Also, prop owner of 12672-82 Brookhurst requests CUP to expand exist. childcare facility.	Haitham A. Bundakji 16072 Burgess Cir Westminster, CA 92683 (714) 225-8890	7	L.M.

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SP-444-08 PUD-121-08 TT-17276 Dev. Agree.	Northeast corner of Hazard Ave and Euclid St at 10901 Hazard Ave	Neg Dec. To rezone a 5.47-acre lot from PUD-104-81 to Residential Planned Unit Development to allow a residential condo/townhouse dvlmt of 90 homes; SP to construct the 90 homes w/ site improvmts-prking facilities and Open Space areas; a TT for 1-lot subdivision to sell ea unit as condo/townhouse.	Empire Homes 20 Corporate Park, #240 Irvine, CA 92606 (949) 261-5788	Withdrawn	L.M.
SP-445-08 PUD-122-08 TT-17299 V-179-08	South side of Trask Ave., east of Yockey St. at 8802 Trask Ave.	Neg Dec. To rezone a 34,550 sf lot from R-1(Single-Family Res.) to PUDR for the to allow the creation of small lot single family res. Developmnt; SP to construct 6 detached single family homes; TT Map to subdivide lot into 6 separate lots serviced by private street; V to deviate from the code required 1-acre min. lot size for a PUD.	VT Design Specialties, Inc. 14522 Goldenwest St. Westminster, CA 92683 (714) 892-5737	5	L.M.
SP-446-08 A-145-08 V-180-08	South side of Pearl Street between Joy Street and Nelson Street at 10712 Pearl Street	Neg Dec. Amendment to change zone of property at 10712 Pearl St. from CCSP-BC29 (Community Center Specific Plan-Business Center, District 29) to CCSP-BC17 (Community Center Specific Plan-Business Center, District 17 to operate a new auto body shop; SP to develop the 6792 sf lot w/ a new 1787 sf auto body shop, in conj. w/ Variance approval to deviate from front, side, rear setback rqmts of CCSP-BC17 zone.	Sarah Phan 2500 S. Fairview St. Unit P Santa Ana, CA 92704 (714) 360-3623	6	C.C.

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A-147-09 GPA-1-09(A) SP-450-09 CUP-262-09	Southeast corner of Chapman Avenue and Nutwood Street at 10510 Chapman Avenue	Neg Dec. GPA to amend General Plan Land Use Designation from OP (Office Prof.) to LDR (Low Density Residential); to rezone the 1.8 acre site to R17 (Single-Family Resid.) to allow religious facility on site; SP to construct 2-1 story bldgs for religious purposes (Buddhist Temple) w 1st 5261 sf bldg for religious assembly, 2nd 4345 sf bldg for living/residence space, & bldgs to have extended roof heights for architectural enhancement; CUP to operate proposed religious facility.	Tri Nguyen Thich 10510 Chapman Avenue #400 Garden Grove, CA 92840 (714) 636-6216	5	K.H.
DR-33-08	12911 Lemonwood Lane	DR to allow an addition to an existing nonconforming detached garage that maintains a 3' side yard setback to the southerly property line.	Norb & Julie Schroll 12911 Lemonwood Lane Garden Grove, CA 92840 (714) 636-1162 Cell: 714-783-6383	7	C.C.
DR-34-08	12893 Louise Street	DR to allow a remodel of the first floor, including a 2-story addition, to an existing Unit 1 of an existing 1-story residential duplex. New total living area for Unit 1 to be 1,515 sf including new 434 sf attached 2-car garage.	Tuan Pham 10041 Jon Day Drive Huntington Beach, CA 92646 (714) 677-7825	7	C.C.

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DR-35-08	12812 Lucille Avenue	DR to construct a 2-story 1,916 sf residential unit w/ a 2-car enclosed garage on property improved w/ exist. 1-story, 790 sf residential unit. Exist. Res. Unit to be expanded by 550 sf & a new 2-story garage constructed.	John Lopez 1406 N. Evonda Santa Ana, CA 92703 9714) 537-2362	5	M.P.
DR-36-09	12222 Brookhurst St.	DR to allow the installation of a new roof-mounted attached wireless telecommunications facility on an existing commercial building.	AT & T Attn: Bridgette Pleasant 12900 Park Plaza Drive Cerritos, CA 90703 (714) 676-0100 x 51639	9	C.C.
SP-449-09 PM-2005-172	Northwest corner of Catherine Avenue and Gilbert St. at 9461 Catherine Ave.	Exempt. PM and SP to subdivide existing 20,088 sf lot into 2 parcels, modify exist. Home to accommodate subdivision, & construct a new single-family home on new lot.	Anacal Engineering 1900 E. La Palma Anaheim, CA 92803 (714) 774-1763	5	L.M.

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CUP-252-08	West side of Brookhurst St., south of Chapman Ave. at 12119 Brookhurst St.	Exempt. CUP to operate an existing restaurant, Four Seasons Hot Pot Chinese Restaurant, w/ a new original ABC Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	888 Brothers, Inc. 12119 Brookhurst St. Garden Grove, CA 92840 (714) 636-7168	9	C.C.
CUP-255-09	North side of Bolsa Avenue, east of Ward Street at 10541 Bolsa Avenue	Exempt. CUP to allow a restaurant, Newport Seafood, to operate with an ABC Type '41' (On-Sale, Beer and Wine) License.	Ngo Trong 10541 Bolsa Avenue Garden Grove, CA 92843 (714) 554-3996	9	M.P.
CUP-256-08	Northeast corner of Trask Ave. and Magnolia Ave. at 9041 Trask Ave.	Exempt. To operate an existing restaurant, Artist Crawfish Express, w/ a new original ABC Type "41" (On-Sale Beer and Wine, Public Eating Place) License.	Carole Guyenne 9041 Trask Ave. Suite A Garden Grove, CA 92844 (714) 322-9503	9	C.C.
CUP-257-09 V-181-09	South side of Garden Grove Blvd., btwn Cannery St. and Casa Linda Ln at 9240 Garden Grove Blvd.	Exempt. To operate a 3944 sf cosmetology school, ASEL Beauty College, w/in exist. Multi-tenant shopping center. School to offer cosmetology, manicurist, and esthetician courses, and operate M thru F from 9 to 5 pm, in conjunction w/ Variance request for school to deviate from min. parking requirement.	Hye Vin Lee 5051 Alder Lane La Palma, CA 90623 (562) 818-4371	4	M.P.

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CUP-258-09	Northwest corner of Euclid St and Business Ctr, north of Hazard St. at 14291 Euclid St. #D116	Exempt. To allow a restaurant, Mon Ami Café and Restaurant, to operate w/ an ABC Type "41" (On-Sale, Beer and Wine) License.	Helen Nguyen 14291 Euclid St. #D116 Garden Grove, CA 92843 (714) 554-9888	9	M.P.
CUP-259-08	Northwest corner of Brookhurst St. and Westminster Ave. at 13861 Brookhurst St.	Exempt. To operate an exist. Supermarket, GG Superstore, w/ new orig. State ABC Type 21 (Off-Sale General) License to replace exist. CUP-125-03. And app requests modify COA's to allow more restaurant space & ext. access to restaurant & retail spaces w/in the market & to allow multiple ext. tenant ID signs.	Hieu Tran 108 Woodruff Ave. Arcadia, CA 91007 (626) 864-9333	6	C.C.
CUP-260-09 SP-448-09	East side of Seaboard Circle, north of Westminster Avenue at 13862 Seaboard Circle	Exempt. SP and CUP approval to construct 2-story, 805 sf addition to exist. Single-story, 676 sf office bldg for Garcia's Recycling; to expand exist. Recycling area canopy by 1800 sf : to construct new 1980 sf freestanding canopy.	Jesus Garcia 13862 Seaboard Circle Garden Grove, CA 92843 (714) 402-1390	5	M.P.

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CUP-261-08	Northeast corner of Brookhurst St. and Westminster Ave. at 13922 Brookhurst St.	Exempt. CUP to allow exist. 37,400 sf supermarket, Hoa Binh Garden Grove Supermarket, to operate w/ new original State ABC Type "20" (Off-Sale, Beer & Wine) License.	Hoa Binh Garden Grove Supermarket, Inc. 13922 Brookhurst St. Garden Grove, CA 92843 (714) 534-8899	5	C.C.
CUP-263-09 A-148-09	Northwest corner of Lampson Ave. and Lewis St. at 12447 Lewis St, Suite Nos. 201 & 203, and 12437 Lewis St., Suite 102	Neg Dec. Amend PUD-102-80 for trade school w/ CUP approval, with request for CUP to operate a new trade school, Nightingale International CA	Nightingale International California 12447 Lewis St., Ste. 203 Garden Grove, CA 92840 (714) 621-0800	4	C.C.
CUP-264-09	South side of Katella Ave., east of Magnolia St. at 11036 Magnolia St.	Exempt. CUP to allow new convenience store, Mikasa Foodmart, to operate w/ ABC Type "20" (Off-Sale, Beer and Wine) License.	Hiep Xuan Phan 11036 Magnolia St. Garden Grove, CA 92841 (714) 386-0598 & 638-4972	9	M.P.

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V-182-09	Southwest corner of Katella Ave. and Euclid St. at 10972 Katella Ave.	Exempt. V to allow service station to deviate from Title 9 sign requirements. To allow signage on 3-pump island canopy faces; to exceed max signage per canopy face; to exceed total allowable sign area for service station.	Chevron 145 S. State College Blvd. Brea, CA 92821 (714) 671-3200	5	M.P.
SP-451-09 TT-17312	North side of Trask Ave., east of Newhope St. at 11631 and 11641 Trask Ave.	Neg Dec. SP to construct 32 unit apartment complex w/ TT to reconfigure 2 lots into a 1-lot subdivision to sell units as condos.	Synthesis Attn: Fara Lockwood 137 E. Avocado Crest Rd. La Habra Heights, CA 90631 (562) 691-6210	5	L.M.
CUP-266-09	Southwest corner of Westminster Ave and Brookhurst St at 9892 Westminster Ave.	Exempt. CUP to allow the expansion of existing full service restaurant w/ an outdoor patio & existing ABC Type 41 (On Sale, Beer and Wine) license.	Brodard Restaurant, Inc. 9892 Westminster Ave. #R Garden Grove, CA 92843	2	A.C.

Status #'s

- 1 - Awaiting Planning Comm. Review
- 2 - Awaiting Zoning Admin Review
- 3 - Awaiting Director Review

- 4 - Awaiting City Council Approval
- 5 - Entitlements Granted
- 6 - In Plan Check

- 7 - Under Construction
- 8 - Finald
- 9- Project/Permit Complete