



DEVELOPMENT PROJECTS UPDATE

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current through March 31, 2008
 For the most recent information contact the Planning
 Division at (714) 741-5312

| CASE # | SITE ADDRESS AND LOCATION | PROJECT DESCRIPTION | APPLICANT | STATUS | PLANNER |
|---|---|---|--|--------|---------|
| 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 | 7 | M.P. |
| 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 | 9 | 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 | 9 | 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 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 | 5 | L.M. |

Status #'s

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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 | Entitlements Expired | 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 f 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 | 6 | M.P. |

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| SP-424-07 PM-2007-143 | Southwest corner of Chapman Avenue and Lorna Street at 12013 and 12015 Lorna Street | Exempt! To subdivide an 18,077 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 (714) 539-6208 | 6 | M.P. |
| 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 | 7 | 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 | 9 | M.P. |

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| V-159-07 | Harbor Village Plaza - Northeast corner of the intersection of Harbor Blvd and GG Blvd at 12892-12952 Harbor Blvd. | 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 (213) 622-4442 | 5 | E.W. |
| 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 | 9 | M.P. |
| 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 | 9 | M.P. |
| DR-23-07 | 12432 9th Street | To allow the establishment of a wireless communication facility on an existing bell tower. | Royal Street Communications California, LLC 2913 El Camino Real, #561 | 9 | P.W. |

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| | | | Tustin, CA 92782 (714) 730-3257 | | |
| 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 8303-8307 Garden Grove Blvd. | 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 (213) 422-7515 | 9 | M.P. |
| 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 | 9 | M.P. |
| 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- | Tin Vo 9551 Halekulani Drive Garden Grove, CA 92841 | 6 | M.P. |

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| | | story single family home. | (714) 620-8004 | | |
| 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 | 5 | 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 | Permits Pulled | L.M. |
| 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. |

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| 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 | 5 (SP) 7 (PM) | E.W. |
| 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 | Albert Gharibian 6961 Chapman Avenue Garden Grove, CA 92845 (714) 799-0588 | Denied | E.W. |

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| 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. |
| 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 | 6 | 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 request 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 | 6 | L.M. |
| 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 | 6 | P.W. |

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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 | 6 | 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 | Incomplete Application | M.P. |
| 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 | 5 | M.P. |

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| CUP-221-08 | West side of Main St., north of Garden Grove Blvd. at 12941 Main St. | Exempt. To allow a new restaurant to operate with an ABC Type 47 (On-Sale General - Bona Fide Public Eating Place) License. | Phan Family, Inc. 2145 W. Niobe Ave. Anaheim, CA 92804 (714) 280-2765 | Application incomplete/ withdrawn | P.W. |
| 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 autobody bldg to remain w/ accessory bldgs demolished. A Development Agreement is proposed. | Ron Pierce 12781 Nelson Street Garden Grove, CA 92840 (714) 530-5400 | 5 | M.P. |
| SP-435-07 CUP-219-07 Development Agreement | West side of Harbor Blvd., north of Chapman Ave. at 11767 Harbor Blvd., and 12261 Chapman Ave. | Neg Dec. SP and CUP to expand exist. Embassy Stes hotel/conference/ banquet facilities by adding 17 stry, 238-rm tower + 56,000 sf new banquet /mtg rms to exist. facility. Overall site includes golf range. Revamp onsite circulation and prking that also includes 2 exist hotels in front of ES. DA also proposed. 12.79-acre site. | Randy Itaya c/o Gene Fong Assoc. 1130 Westwood Blvd. Los Angeles, CA 90004 (310) 209-7520 | 6 (1st Phase) | K.H. |

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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-437-08 | Southeast corner of Garden Grove Blvd and Harbor Blvd. at 13092 Harbor Blvd. | Exempt. To construct a 1714 sf commercial pad bldg w/in the pkg lot of existing multi-tenant shopping center | Citivest Partners 17461 Derian Ave. Suite 108 Irvine, CA 92614 | 1 | L.M. |
| SP-438-08 V-170-08 | 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 | W. Jean Dodds, DVM & Charles Berman, Esq. 938 Stanford St. Santa Monica, CA 90403 (310) 828-4804 | 5 | E.W. |
| V-167-07 | Southeast side of MacAlpine Road, east of Dale Street at 8602 | V to provide the req. 1000 sf of usable open space outside of the req rear yd (rearmost 24 ft of property). V to allow construction of new | Tonya Dahlberg 8602 MacAlpine Rd Garden Grove, CA 92841 | 5 | E.W. |

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| V-172-08 | MacAlpine Road Southeast corner of Candy Lane and Norma Lane at 11652 Candy Lane | workshop/exercise room & garage in req rear yd setback. Exempt. V to allow a room addition to encroach into the req. rear and side street setbacks. | (714) 892-8829 Eric Roque 11652 Candy Ln. Garden Grove CA 92840 (714) 620-0712 | 6 | K.F. (PW) |
| DR-27-08 | 13441 Wilson Street | To exceed the maximum number of bathrooms in a single residence. The applicant proposes 6 bathrooms, 4 of which are accessed from a sleeping room. | Michael Lee 13441 Wilson Street Garden Grove, CA 92844 (714) 351-2120 | Denied | P.W. |
| DR-28-08 | 9866 Garden Grove Blvd. | To allow the construction and installation of a new monument sign and planter for the US Metro Bank. | Garden Square Parking Association 9944 Garden Grove Blvd. Garden Grove, CA 92844 (714) 636-2090 | 6 | C.C. |
| CUP-222-08 | West side of Harbor Blvd., north of Twintree Ave. at 12221 Harbor Blvd. | Exempt. To allow a hotel to operate with ABC Licenses to allow sale and service of alcohol beverages in restaurant, bar, mtg/ballrms & in-rm svc via rm svc &/or mini bars.Type 47, 48, 66 and 68 Licenses. | Newage Garden Grove, LLC 411 E. Huntington Dr. #305 Arcadia, CA 91006 (626) 446-2988 | 5 | P.W. |
| CUP-223-08 Status #'s | South side of | Exempt. To allow an exist convenience store, | Rakesh Arvind Patel | 5 | M.P. |

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| | Chapman Ave., east of Harbor Blvd. at 12542 Chapman Ave. | Rockys Market, to change from ABC Type 20 to Type 21 (Off-Sale General). | 12542 Chapman Ave. Garden Grove, CA 92840 (714) 750-8856 | | |
| SP-385-06 (PUD-110-06) (GPA-1-06(A)) (TT-16856) Dev. Agree. | On the east side of Palm St., south of the intersection of Palm St. and Harbor Blvd. At 12852 Palm St. | Neg Dec!! Change General Plan Land Use from Mixed Use to Medium-High Residential, rezone site to PUD, approve SP to construct 159 condos w/ 1 level, at grade parking structure on a 3.8 acre parcel, approve TT to create subdivision to allow units to be sold | Olson Urban Housing, LLC 3020 Old Ranch Parkway Suite 400 Seal Beach, CA 90740 (562) 596-4770 | 8 (1st Phase) 7 (Remaining Phases) | K.H. |
| 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 stry pkg 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 | E.W. |
| V-173-08 Status #'s | South side of Janet Circle, north of | ED: N/A V to allow the construction of a detached accessory bldg in side & rear yard setbacks. | Willis Le 11422 Acacia Pkwy | 6 | P.W. |
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|-------------------------------------|---|---|---|-----------|---------|
| | Lambert Circle at 12402 Janet Circle | | Garden Grove, CA 92840 (714) 414-6707 | | |
| V-174-08 SP-440-08 | West side of Harbor Blvd., north of Banner Dr. at 13291 Harbor Blvd. | Exempt. To allow the removal of an exist 1605 sf fast food restaurant w/ drive thru, and to construct a new 2086 sf fast food restaurant w/ a drive thru. V to allow a deviation in the min. lot size and min. lot frontage in Harbor Corridor Specific Plan Transition Zone South. | Cotti Foods 26111 Antonio Pkwy Rancho Santa Margarita, CA 92688 (949) 858-9191 | 5 | P.W. |
| V-175-08 | Southeast corner of Yockey St. and Enloe Ave. at 13662 Yockey St. | Exempt. 6 Variances to allow a 7'-6" wall constructed on property; a deviation in max ht. Of a wall in req. front yard; deviations form the vision clearance rqmts for front and side yard; & to deviate from vision clearance rqmts on ea side of driveway to the property. | Henry Khuu 13662 Yockey St Garden Grove, CA 92844 (714) 757-4856 | Withdrawn | P.W. |
| V-176-08 | Southeast corner of Woodland Lane and Lampson Avenue at 12502 Woodland Lane | Exempt. To allow a 540 sf workshop addition to exist detached garage to encroach into side yard setback & to allow combined floor area of detached accessory structure to exceed 1000 sf max reqmt. | Alan Matthews 12502 Woodland Lane Garden Grove, CA 92840 (714) 636-1849 | 2 | C.C. |

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DEVELOPMENT PROJECTS UPDATE

COMMUNITY DEVELOPMENT DEPARTMENT

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| V-177-08 | Southwest corner of Garden Grove Blvd. and Brookhurst St. at 10120 Garden Grove | Exempt. To deviate from req. # of pkg spcs for commercial dvlpmt. Approved under SP-329-03. | Charles P. Wingard, CFO c/o Meredith Garden Grove I, Inc. 45 Valley Court, Ste. 10 Atherton, CA 94027 (925) 855-8906 | 2 | K.H. |
| A-136-08 | Citywide Ciy of Garden Grove | Neg Dec. To amend Title 9 of the Municipal Code to establish development standards to regulate duplexes and triplexes. | City of Garden Grove 11222 Acacia Pkwy Garden Grove, CA 92842 (714) 741-5000 | 1 | M.P. |
| A-137-08 CUP-225-08 | East side of Western Avenue, north of Santa Rita Circle at 11852 Western Avenue | Neg Dec. To amend Title 9 of the Municipal Code to allow motorcycle sales in the M-1 (Limited Industrial) zone w/ approval of CUP. Als CUP to allow motorcycle sales at 11852 Western Ave. | David Martin 11852 Western Ave. Stanton, CA 90680 (714) 373-3871 | 1 | P.W. |
| CUP-226-08 | Northwest corner of Westminster Ave. and Dawson St. at 10145 & 10155 Westminster | Exempt. To operate an existing restaurant, Que Me Restaurant, with an original ABC Type 41 (On-Sale Beer and Wine) License. | My-Ha Thi Ho 10145 & 10155 Westminster Ave. Garden Grove, CA 92843 | 2 | C.C. |

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| CUP-227-08 | Southwest corner of Brookhurst St. and Garden Grove Blvd., at 10130 Garden Grove Blvd. #111 | Exempt. To allow an exist restaurant, New World Restaurant, to operate w/ an original ABC Type 41 (On Sale Beer and Wine-Bona Fide Public Eating Place) License, and entertainment in form of open karaoke, and 1-man band. | New World Restaurant 10130 Garden Grove Blvd., #111 Garden Grove, CA 92843 | 1 | P.W. |
| DR-29-08 | 12881 Haster St. | To allow the construction and installation of a new monument sign; approval would allow a minor deviation in the max ht of sign from req 4' to 4'-6". | Calvada Development 26996 La Paz Rd. Aliso Viejo, CA 92656 (949) 351-3157 | 6 | E.W. |
| DR-30-08 | 13662 Yockey St. | Variances to allow a 7'-6" hi wall on property; deviate in max ht of wall in req. front yard; deviate from vision clearance reqts for front & side yard; deviate from vision clearance reqts ea side of d.w. | Henry Khuu 13662 Yockey St. Garden Grove, CA 92844 (714) 757-4856 | 5 | P.W. |
| V-176-08 | Southeast corner of Woodland Lane and Lampson Avenue at 12502 Woodland Lane | Exempt. To allow a 540 sf workshop addition to exist detached garage to encroach into side yard setback & to allow combined floor area of detached accessory structure to exceed 1000 sf max reqmt. | Alan Matthews 12502 Woodland Lane Garden Grove, CA 92840 (714) 636-1849 | 2 | C.C. |
| V-177-08 | Southwest corner of Garden Grove Blvd. and Brookhurst St. at 10120 Garden Grove | Exempt. To deviate from req. # of pkg spcs for commercial dvlpmt. Approved under SP-329-03. | Charles P. Wingard, CFO c/o Meredith Garden Grove I, Inc. 45 Valley Court, Ste. 100 | 2 | K.H. |

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| | | | Atherton, CA 94027 | | |
| 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 | 1 | L.M. |
| 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 | 2 | P.W. |
| LLA-3-07 | 12081 Bangor Street 12651 Falcon Lane 12661 Falcon Lane | Exempt. To adjust rear property line at 12662 Chapman to address construction issues, specifically block wall location resulting from overall site development of 220 unit residential condo development. The property owners to the south of site , along Bangor St (1 prop), and along Falcon Ln (5 prop) in favor of adjusting their respective rear prop lines as prescribed on the | D.R. Horton Attn: Kim Hesse 11801 Pierce Street #100 Riverside, CA 92505 (949) 279-0510 | 6 | K.H. |

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| | | drawings. In conjunction with LLA-4-07. | | | |
| LLA-4-07 | 12671 Falcon Lane 12681 Falcon Lane 12691 Falcon Lane | Exempt. To adjust rear property line at 12662 Chapman to address construction issues, specifically block wall location resulting from overall site development of 220 unit residential condo development. The property owners to the south of site , along Bangor St (1 prop), and along Falcon Ln (5 prop) in favor of adjusting their respective rear prop lines as prescribed on the drawings. In conjunction with LLA-3-07. | D.R. Horton Attn: Kim Hesse 11801 Pierce Street #100 Riverside, CA 92505 (949) 279-0510 | 6 | K.H. |
| LLA-5-08 | Southwest corner of Harbor Blvd. and Chapman Ave. at 12007 Harbor Blvd. | Exempt. To adjust south property line to the south to address issue of existing bldg, Red Robin, that lies over property line. Also to adjust portion of north property line of Existing Parcel 4 (APN 231-481-19, by moving the property line east to better facilitate adjacent utilities. | Millbrae Square III, LLC 717 Broadway Millbrae, CA 94030 | 5 | C.C. |

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| LLA-6-08 MM-105-08 (Ref. to SP-350-04) | South of Westminster Avenue, west of Parsons Place at 11284 Westminster Avenue and 14051 Parsons Place | Exempt. LLA to eliminate exist lot line to consolidate parcel at 11284 Westminster Ave. w/ parcel at 14051 Parsons Place; and MM of COA to SP-350-04 to create a parking area to store U-Haul rental trucks that serve as ancillary use to Santa Grove Self-Storage facility. | Ard Keuilian 18 Tidal Surf Newport Coast, CA 92657 (714) 317-7400 | 5 | M.P. |

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