



AGENDA

ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center
11300 Stanford Avenue

Thursday, February 26, 2026

9:00 a.m.

Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall be limited to three (3) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, should contact the Community Development Department at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

1. ORAL COMMUNICATIONS – PUBLIC
2. PUBLIC HEARING ITEM(S):
 - a. [CONDITIONAL USE PERMIT NO. CUP-289-2026](#)

APPLICANT: Boiling Crab Restaurant Group, LLC
LOCATION: 13892 Brookhurst Street

REQUEST: A request to allow an existing restaurant to operate with an original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General) license. Also, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit governing the tenant space, CUP-237-08. 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).

STAFF RECOMMENDATION: Adopt a Decision approving Conditional Use Permit No. Conditional Use Permit No. CUP-289-2026 pursuant to the recommended Conditions of Approval.

3. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 2.a.	SITE LOCATION: Northeast corner of Brookhurst Street and Westminster Avenue, at 13892 Brookhurst Street
HEARING DATE: February 26, 2026	GENERAL PLAN: LC (Light Commercial)
CASE NO.: Conditional Use Permit No. CUP-289-2026	ZONE: C-2 (Community Commercial)
APPLICANT: Boiling Crab Restaurant Group, LLC	APN NO.: 099-344-13
PROPERTY OWNER: Garden Grove Plaza LLC	CEQA DETERMINATION: Exempt – Section 15301 – “Existing Facilities”

REQUEST:

A request to allow an existing restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type “47” (On-Sale General - Eating Place) License. Also, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit governing the tenant space, CUP-237-08. 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).

BACKGROUND:

The subject site is approximately 11.40 acres, and is currently improved with a multi-tenant shopping center, known as Garden Grove Plaza. The center is located on the northeast corner of Brookhurst Street and Westminster Avenue. The commercial center is currently occupied by a variety of uses, including a supermarket, restaurants, retail, medical, and professional offices.

The property has a General Plan Land Use Designation of LC (Light Commercial), and is zoned C-2 (Community Commercial). The subject property is adjacent to R-1 (Single-Family Residential) zoned properties to the north, R-3 (Multiple-Family Residential) and commercial Planned Unit Development No. PUD-108-96 zoned properties to the east, C-1 (Neighborhood Commercial) zoned properties in the south across Westminster Avenue, and C-2 zoned properties across Brookhurst Street to the west.

The subject restaurant, The Boiling Crab, is a chain restaurant that currently operates in United States and internationally. The business owners currently operate two (2) The Boiling Crab establishments in the City of Garden Grove, including one (1) take out restaurant.

The subject restaurant is approximately 4,960 square-feet, and has been in operation since June of 2006. The subject restaurant currently operates with a Type “41”

(On-Sale, Beer and Wine, Eating Place) License under Conditional Use Permit No. CUP-237-08.

The applicant is now requesting approval of a Conditional Use Permit to allow the restaurant to operate with a new State ABC License Type "47" (On-Sale General) License, which would allow the sale of beer, wine, and spirits. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for a new original ABC license. In conjunction with the request, the Zoning Administrator would also revoke the previous Conditional Use Permit governing the tenant space, Conditional Use Permit No. CUP-237-08.

DISCUSSION:

The Boiling Crab operates as a sit-down, family-style restaurant that specializes in Cajun cuisine. The interior of the restaurant consists of an open dining area, service counters, a kitchen, an office, storage rooms, and restrooms. No changes to the design or layout of the restaurant are proposed at this time.

The Boiling Crab would continue to operate as a bona-fide eating establishment. The Boiling Crab would operate between the hours of 11:30 a.m. to 11:00 p.m. seven (7) days a week. These hours are consistent with the City's standard hours of operation for ABC Type "47" establishments. The restaurant would be required to serve meals during all hours of operation. In the event problems arise concerning the operation of the business, the hours of operation may be reduced by order of the Police Department.

The subject property is located in a low-crime district, and in an area with an under concentration of "On-Sale" ABC licenses. Therefore, a finding of public convenience or necessity is not required. A summary of the district can be found in Decision No. 1865-26.

The request has been reviewed by the Community Development Department and the Police Department. All standard conditions of approval for an ABC Type "47" License would apply.

California Environmental Quality Act (CEQA):

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing restaurant with alcohol sales. An eating establishment with alcohol sales is conditionally permitted in C-2 (Community Commercial) zoning district. The request to upgrade the type of ABC license from a ABC Type "41" to a Type "47" would not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

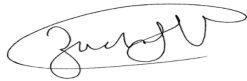
RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1865-26, approving Conditional Use Permit No. CUP-289-2026, subject to the recommended Conditions of Approval and revoke Conditional Use Permit No. CUP-237-08.



Maria Parra
Planning Services Manager

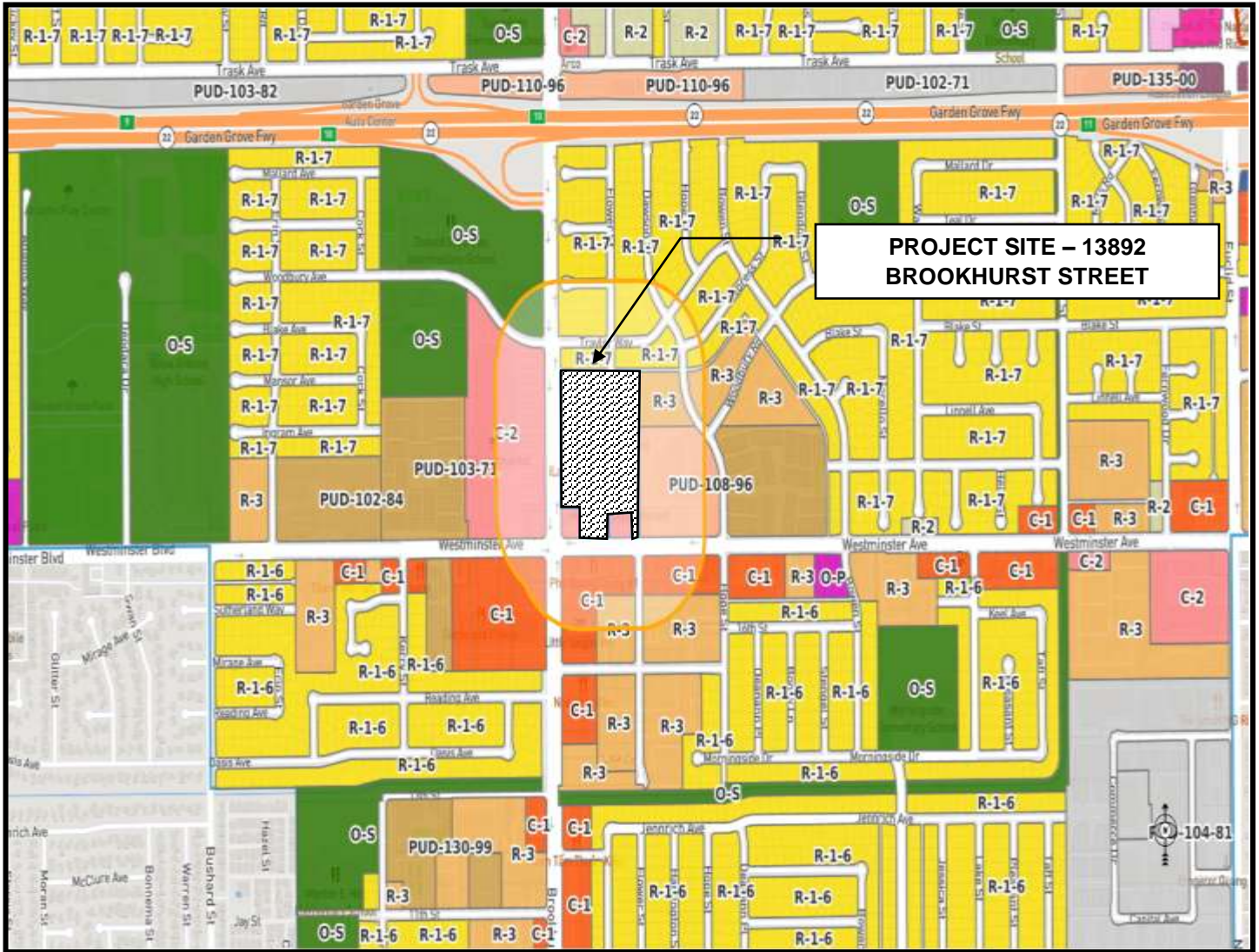


By: Zachary Hernandez
Assistant Planner


- Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Decision No. 1865-26 with Exhibit "A"- Conditions of Approval



CONDITIONAL USE PERMIT NO. CUP-289-2026



LEGEND

 SUBJECT SITE(S) – 13892 BROOKHURST STREET

 500 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 13892 BROOKHURST STREET
2. ZONING: CONDITIONAL USE PERMIT NO. CUP-289-2026

APN: 099-344-13

ZONING: C-2

LOT SIZE: 11.39 +/- ACRES

PARKING: 400+ SHARED

PROPERTY OWNER:
Garden Grove Plaza, LLC
711 Inverness Dr
La Canada Flintridge, CA 91011

APPLICANT:
Boiling Crab Restaurant Group, LLC
5811 McFadden Ave
Huntington Beach, CA 92649

APPLICANT REP:
Rawlings Consulting
26023 Jefferson Ave., Suite D
Murrieta, CA 92562

CUP-289-2026

SITE PLAN

The Boiling Crab
13892 Brookhurst St.
Garden Grove, CA



ALL IMPROVEMENTS ARE EXISTING. NO NEW CONSTRUCTION PROPOSED.



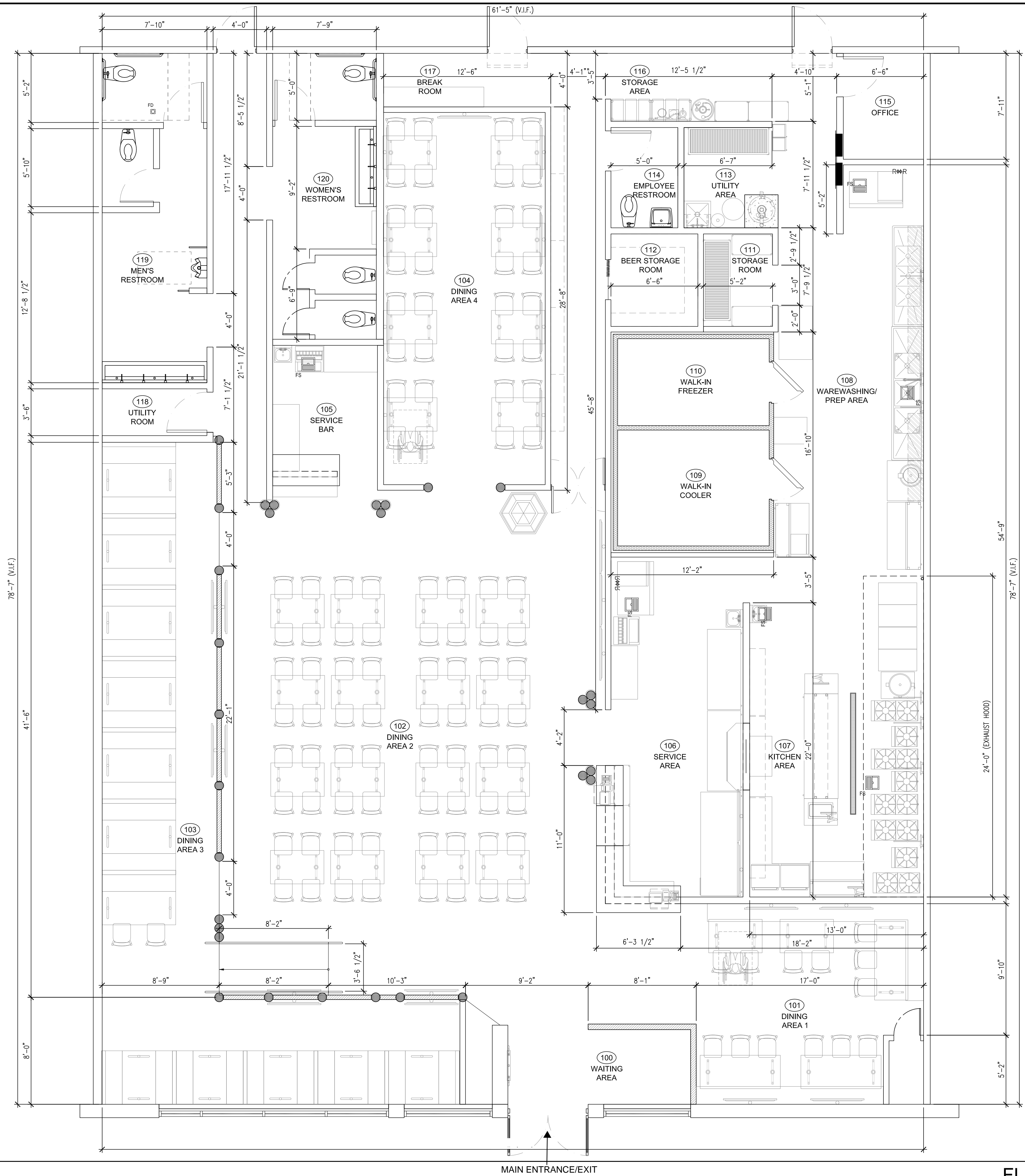
DESIGNER



Los Angeles, CA 90025
Email: adr23design@gmail.com
Ph: 9310 869-0814

ENGINEER

STAMP



FLOOR PLAN 1

SCALE: 1/4" = 1'-0"

PROJECT NAME/ADDRESS:

The Boiling Crab

13892 Brookhurst St.,
Garden Grove, CA 92843

ISSUE DATE / REVISIONS:

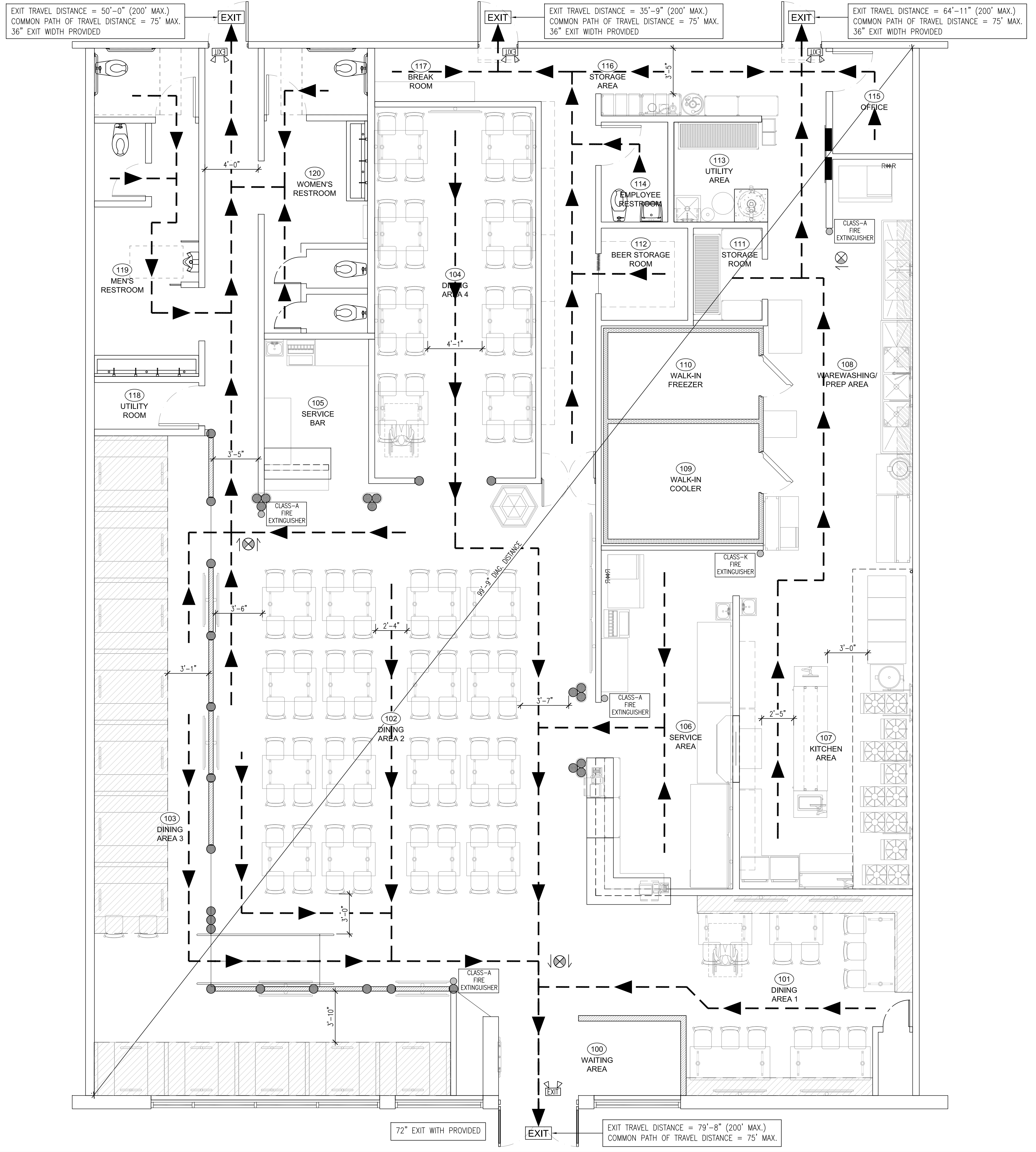
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SHEET CONTENT

EXISTING FLOOR PLAN

SHEET NO

A-1.0



OCCUPANT LOAD

TOTAL USEABLE AREA: 4,827 SQ. FT.

OCCUPANT LOAD:	OCC. LOAD
PICK UP/DINING AREA	1,439 SQ.FT. / 15 = 96
DINING AREA (FIXED SEATS)	1,837 LIN.IN. / 24 = 77
SERVICE AREA/BAR	376 SQ.FT. / 100 = 4
PREP/KITCHEN AREA	652 SQ.FT. / 200 = 4
STORAGE AREA	657 SQ.FT. / 300 = 3
OFFICE AREA	100 SQ.FT. / 100 = 1
RESTROOMS	470 SQ.FT. / 0 = 0
OTHERS	773 SQ.FT. / 100 = 8
TOTAL OCCUPANT LOAD:	193 OCC.

NO. OF EXITS REQUIRED (51-500 OCC.): 2
 NO. OF EXITS PROVIDED: 4

LEGEND

- EXIT COMMON PATH OF TRAVEL
- ⊗ DIRECTIONAL LIGHT
- ⊕ EMERGENCY LIGHT
- ⊕ EXIT / EMERGENCY LIGHT
- ▨ FIXED SEATING



DESIGNER
ADR DESIGN
 and CONSULTING
 Los Angeles, CA 90025
 Email: adr23design@gmail.com
 Ph: 9310) 869-0814

ENGINEER

STAMP

PROJECT NAME/ADDRESS:
The Boiling Crab
 13892 Brookhurst St.,
 Garden Grove, CA 92843

ISSUE DATE / REVISIONS:	
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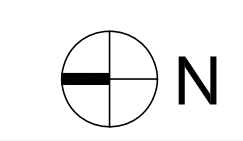
EGRESS PLAN

SHEET NO

A-1.1

EGRESS PLAN

SCALE: 1/4" = 1'-0"



1



DESIGNER



ENGINEER

STAMP

PROJECT NAME/ADDRESS:

The Boiling Crab

13892 Brookhurst St.,
Garden Grove, CA 92843

ISSUE DATE / REVISIONS:	
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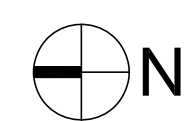
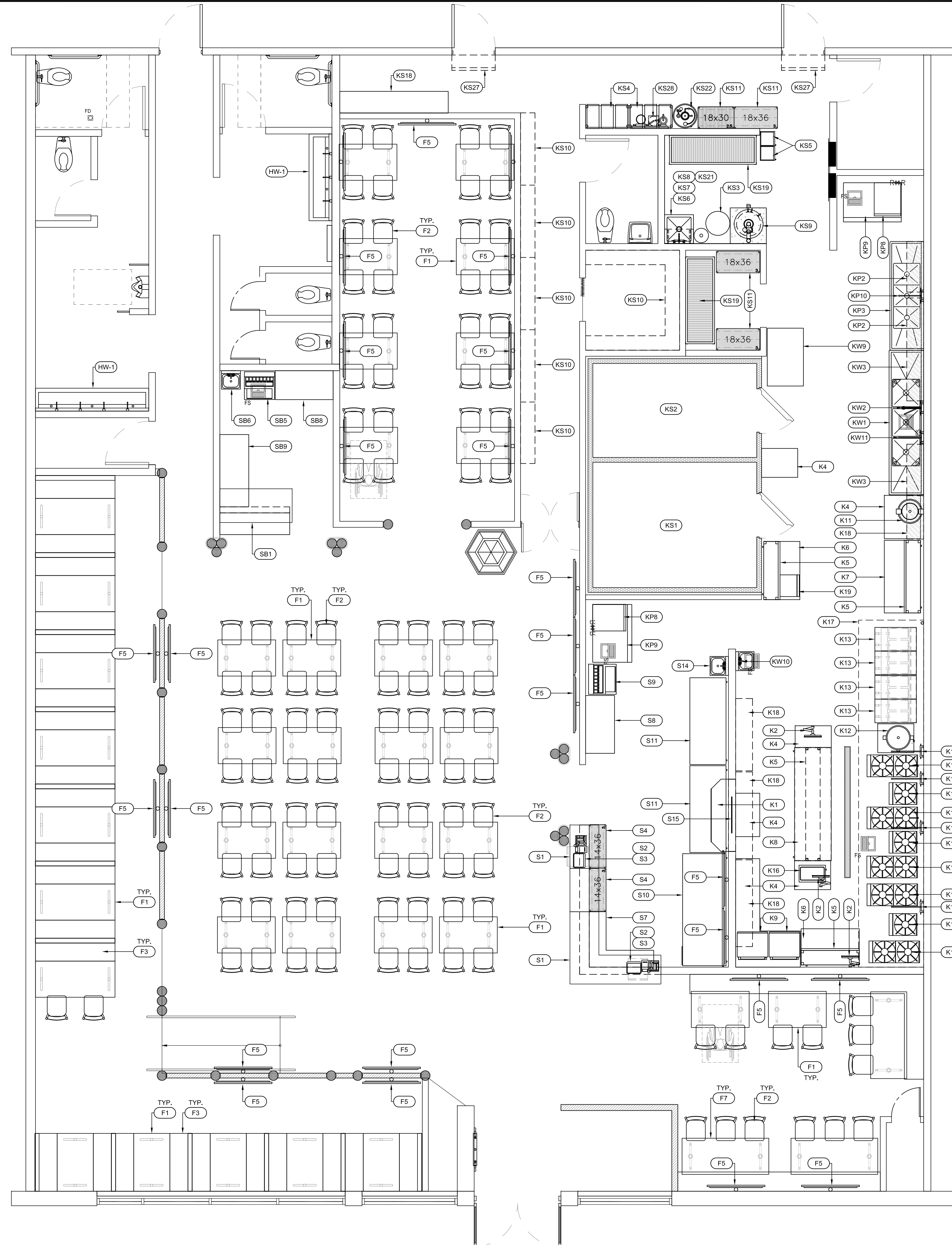
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SHEET CONTENT

EQUIPMENT PLAN

SHEET NO

Q-1.0



EQUIPMENT PLAN

1

SCALE: 1/4" = 1'-0"

DECISION NO. 1865-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE REVOKING CONDITIONAL USE PERMIT NO. CUP-237-08 APPROVING CONDITIONAL USE PERMIT NO. CUP-289-2026, FOR A PROPERTY LOCATED ON THE NORTHEAST CORNER OF BROOKHURST STREET AND WESTMINSTER AVENUE, AT 13892 BROOKHURST STREET, ASSESSOR'S PARCEL NO. 099-344-13.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-289-2026, for property located on the northeast corner of Brookhurst Street and Westminster Avenue, at 13892 Brookhurst Street, Assessor's Parcel No. 099-344-13.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-289-2026, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Boiling Crab Restaurant Group, LLC, with the authorization of the property owner, Garden Grove Plaza LLC.
2. The applicant is requesting approval of Conditional Use Permit to allow an existing restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale General - Eating Place) License. Also a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit governing the tenant space, CUP-237-08.
3. The Zoning Administrator hereby determines that the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The property has a General Plan Land Use Designation of LC (Light Commercial), and is zoned C-2 (Community Commercial). The subject site is an approximately 11.40-acre parcel, and is currently improved with an existing multi-tenant shopping center.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 26, 2026 and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its meeting of February 26, 2026.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject site is currently improved with an existing multi-tenant shopping center, known as Garden Grove Plaza. The subject commercial center is currently occupied by a variety of uses, including a super market, restaurants, retail, medical, and professional offices.

The property has a General Plan Land Use Designation of LC (Light Commercial), and is zoned C-2 (Community Commercial). The subject property is adjacent to R-1 (Single-Family Residential) zoned properties to the north, R-3 (Multiple-Family Residential) and PUD-108-96 zoned properties to the east, C-1 (Neighborhood Commercial) zoned properties in the south across Westminster Avenue, and C-2 zoned properties across Brookhurst Street to the west.

The specific tenant space under application is an approximately 4,960 square-foot restaurant, The Boiling Crab. The restaurant is improved with a dining area, service counters, a kitchen, an office, storage rooms, and restrooms.

The restaurant currently operates with an ABC Type "41" (On-Sale Beer & Wine - Eating Place) License governed by Conditional Use Permit No. CUP-237-08.

The applicant is requesting approval of a Conditional Use Permit to allow the subject restaurant to operate with a new State Alcoholic Beverage Control (ABC) Type "47" (On-Sale General - Eating Place) License. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for a new original ABC license.

The subject restaurant would continue to operate from 11:30 a.m. to 11:00 p.m. seven (7) days a week. . The proposed hours of operation are consistent with the City's standard hours for a restaurant with a Type "47" License.

The subject property is located in a low-crime district, and in an area with an under-concentration of "On-Sale" ABC Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 106.
- The crime count for the District is 78.
- Average crime count per district in the City is 69.
- A District is considered high when it exceeds the citywide average by 20%.
- The subject District has a crime count of 13% above the citywide average; therefore, it is considered a low-crime area.

- The subject site is located in Alcoholic Beverage Control Census Report District No. 889.02.
- ABC Census Reporting District No. 889.02 allows for six (6) on-sale licenses within the District. Currently, there are two (2) on-sale licenses in the District, which includes the existing ABC Type "41" (On-Sale, Beer and Wine) license in use by the existing restaurant. The approval of this CUP would upgrade an existing ABC Type "41" License to an ABC Type "47" (On-Sale General) License. This approval would only replace the existing ABC License, and the total number of off-sale on-sale ABC Licenses in District 889.02 will remain at two (2).

A finding for public convenience or necessity is not required for this request because the restaurant is not located in a district with a high-crime rate, or in an area with an undue concentration of ABC licenses.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for a Type "47" License would apply.

FINDINGS AND REASONS:

1. That's the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The subject site has a General Plan Land Use Designation of LC (Light Commercial), and is zoned C-2 (Community Commercial). The LC designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The C-2 zone is intended to provide a broad range of commercial retail and service needs for the residents of the City and surrounding communities. The proposed use would meet the intent of the LC General Plan Land Use Designation and C-2 zone. Further, the proposed Project is consistent with several General Plan Goals, Policies, and Implementation Programs, including specifically:

Policy LU-1.4 Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations.

The subject restaurant is located on the northeast corner of Brookhurst Street and Westminster Avenue, within a commercial plaza that consists of retail and other commercial services. The restaurant currently operates with an alcohol license for the sale of beer and wine. The request would allow an upgrade to the ABC license to sell beer, wine and spirits at the restaurant, which would be an additional amenity to the restaurant that enhances the customer dining experience and maintains the intent of being a business serving the local community.

Goal LU-4 Uses compatible with one another.

The subject request is to upgrade the existing ABC license to serve beer, wine, and spirits at an existing restaurant currently is licensed to sale beer and wine. The location of the restaurant is within an existing multi-tenant shopping center. Directly adjacent to the subject use are restaurant uses with alcohol sales. Sales of alcohol would be compatible with the existing use and other commercial uses. Furthermore, provided the Conditions of Approval are adhered to for the life of the project, the use would be compatible with other commercial uses, and would be harmonious with the persons who work and live in the area.

Goal LU-5 Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

Restaurant uses, who offer a variety of different cuisines and services, can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the service of beer, wine, and spirits at an existing restaurant, The Boiling Crab. The service of alcohol is intended to enhance the customer experience at the restaurant. This enhances the community by providing another unique dining opportunity.

Policy LU-6.2 Encourage a mix of retail and commercial services along the major corridors and in centers to meet the community's needs.

The subject request for a Conditional Use Permit to allow an upgrade to an existing ABC License to service beer, wine and spirits at a restaurant , would add an additional amenity to the existing restaurant that enhances the customer experience. The subject request maintains the intent of being a business serving the local community, while also contributing to the mix of retail and commercial services along a major commercial corridor. In addition to the existing restaurant, the surrounding area features a wide variety of existing commercial uses, including, but not limited to: a supermarket, restaurants, retail, and medical and professional offices. With the subject request, the proposed use would further enhance the variety of uses in the area. By providing a vast variety of commercial uses, Garden Grove Plaza, and the Brookhurst Street and Westminster Avenue corridor could become more resilient to any future demands.

Goal ED-2 The City must attract new businesses, while supporting and assisting those already located within Garden Grove.

The existing restaurant has been in operation since 2006 with an alcohol license for the sale of beer and wine. The subject request for a Conditional Use Permit to allow an upgrade to the existing ABC License to serve beer, wine, and spirits, which would provide additional amenities to the existing restaurant. Should the

Conditional Use Permit be approved, the City would be providing an existing business resources needed to be successful.

SAF-IMP-2C - Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity.

The Garden Grove Police Department has reviewed all relevant data pertaining to the proposed Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the restaurant. No concerns were raised by the Police Department regarding the new ABC Type "47" (On-Sale General) License. The Police Department has reviewed the proposal and is supportive of the Conditional Use Permit request.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, as the sale of alcohol would be ancillary to the restaurant use. The sale of alcohol would be subject to the recommended conditions of approval. The conditions of approval would require all members of the business staff to have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC), or an ABC-approved "Responsible Beverage Service (RBS) Training" program. Food would be required to be served during all hours of operation, and the sale of alcohol would be incidental to the sale of food. The conditions of approval would minimize potential impacts to the surrounding area. Therefore, the use would not adversely affect the health, peace, comfort or welfare of persons residing or working nearby. Similarly, given that the request is an ancillary service provided at an existing restaurant, and the primary use would not change, there would not be any interference with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

All site improvements are existing. No interior or exterior changes are proposed to the restaurant. Similarly, there are no proposed changes to the existing commercial center parking lot, landscaping, or other site improvements. The

site, with the existing site improvements, would be of adequate size to accommodate the proposed use within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The subject site is located on the northeast corner of Brookhurst Street and Westminster Avenue, which are fully developed streets that provide adequate traffic circulation and driveway access to parking areas. The site is sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. The request involves the approval of a new ABC license for a restaurant. No changes are proposed to the design of the restaurant. Therefore, the site would continue to be adequately served by all existing public utilities, highways, and streets. The subject request is not anticipated to result in a significant increase in traffic or to cause additional burdens on service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-289-2026.

Dated: February 26, 2026

DAVID DENT
ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-289-2026

13892 Brookhurst Street

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within thirty (30) days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Boiling Crab Restaurant Group, LLC., the current property owner, Garden Grove Plaza LLC, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Conditional Use Permit No. CUP-289-2026 only authorizes the operation of a 4,960 square-foot restaurant with an Alcoholic Beverage Control Type "47" (On-Sale General – Eating Place) License as identified on the plans submitted by the applicant and made part of the record of the February 26, 2026, Zoning Administrator proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations, and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of

new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Police Department

6. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
7. Hours of operation shall be permitted only between the hours of 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday. The hours of operation shall be applicable to the entire premises. The City of Garden Grove reserves the right to reduce hours of operation by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
8. There shall be no customers or patrons in or about the premises when the establishment is closed.
9. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
10. The sale of alcoholic beverages for consumption off the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.
11. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
12. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.
13. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable

- an observer to clearly see and identify individuals inside the restaurant is prohibited.
14. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
 15. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
 16. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
 17. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
 18. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
 19. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.
 20. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

Community Development Department

21. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.

22. At all time when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed thirty-five percent (35%) of the quarterly gross sales of food.
23. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
24. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
25. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
26. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
27. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience, but the sound emitted from the premises shall not be audible outside of the establishment.
28. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
29. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
30. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven (7) days a week.
31. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
32. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

33. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
34. The applicant/property owner shall maintain all existing landscaped areas on a neat and health condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
35. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonable possible after it is discovered, but not later than 72 hours after discovery.
36. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishments as of January 1, 1995.
37. No-roof mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
38. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent areas.
39. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
40. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
41. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

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42. Signs shall comply with the City of Garden Grove sign requirements. No more than fifteen percent (15%) of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
43. Any modifications to the existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
44. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-289-2026 shall be kept on the premises at all times.
45. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-289-2026 and his/her agreement with all conditions of approval within 30-days from the date of this approval.
46. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
47. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed at any time, in order to determine in the business is operating in compliance.
48. The applicant, shall as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-289-2026. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

49. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-289-2026 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Conditional Use Permit No. CUP-289-2026 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-289-2026 shall expire if the building permits for the project expire.
50. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
51. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.

Water Services Division

52. If needed, any new water service installations two inches (0'-2") and smaller may be installed by the City of Garden Grove at the property owner's/developer's expense or by developer/owner's contractor per City Standards. Installations shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water series three inches (0'-3") and larger, shall be installed by developer/owner's contract per City Standards.
53. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by contractor with a Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.

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54. If needed, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. The owner shall have RPPD device tested once a year thereafter by a certified backflow device tester, and the test results to be submitted to the Public Works Department, Water Services Division. The property owner must open a water account upon installation of RPPD device.
55. It shall be the responsibility of the owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
56. A composite utility site plan shall be included in the building plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.
57. If required, fire service shall have an above ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by GGMC Section 9.12.040.10.G.
58. If applicable, commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing Plan for grease interceptor shall be routed to Environmental Services for review.
59. If needed, a property size grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

60. Commercial food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Any existing units are to be removed.
61. If needed, the property owner shall install a new sewer lateral with clean out connecting to the existing private sewer system on site. It is the responsibility of the owner to install an appropriate size sewer lateral.