



AGENDA

ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center
11300 Stanford Avenue

Thursday, February 27, 2025

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-274-2025](#)

APPLICANT: Dawa FNB, Inc.
LOCATION: 12506 Westminster Avenue

REQUEST: A request to allow an existing restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine-Eating Place) License. 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: Approval of Conditional Use Permit No. Conditional Use Permit No. CUP-274-2025, subject to the recommended Conditions of Approval.

4. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 2.a	SITE LOCATION: South side of Westminster Avenue, east of Clinton Street, 12506 Westminster Avenue
HEARING DATE: February, 27, 2025	GENERAL PLAN: Light Commercial
CASE NO.: Conditional Use Permit No. CUP-274-2025	ZONE: C-1 (Neighborhood Commercial Zone)
APPLICANT: Dawa FNB, Inc.	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities
PROPERTY OWNER: Vemanti Capital Partners LLC	APN: 198-111-01

REQUEST:

The applicant is requesting approval of Conditional Use Permit to allow an existing restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type “41” (On-Sale Beer and Wine-Eating Place) License, located at 12506 Westminster Avenue.

BACKGROUND:

The subject site is approximately 1.12 acres, and is currently improved with a multi-tenant commercial center, known as Clinton Center, located at 12506 Westminster Avenue, south of Westminster Avenue, east of Clinton Street. The subject commercial center is currently occupied by a variety of uses, including a restaurant, retail and personal service businesses.

The property has a General Plan Land Use Designation of Light Commercial, and is zoned C-1 (Neighborhood Commercial). The subject property is adjacent to a PUD-102-86 (REV. 87) zoned property to the east, R-3 (Multiple-Family Residential) zoned properties to the north and across Westminster Boulevard. The subject site abuts properties located in the City of Santa Ana, across Clinton Street, to the west. Existing surrounding uses include various commercial uses and residential uses.

According to Business Tax records, the tenant space has previously been occupied by multiple restaurants, dating back to 1988. The previous tenant space was occupied by a Japanese restaurant known as Akashi, which operated from January, 2022 to September, 2023. Between 1988 and 2022, the tenant space was occupied by a Chinese restaurant known as Johns Chinese Food. The applicant began operating the restaurant in September 2023. The subject tenant space is approximately 2,006 square feet in size.

The applicant is requesting approval of a Conditional Use Permit approval to allow the subject restaurant to operate with a new State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine-Eating Place) License.

DISCUSSION:

The restaurant tenant space has a gross floor area of approximately 2,006 square feet, and is improved with a cashier counter area, a customer dining area comprised of 52 seats, one (1) booth seating area, a kitchen, a prep area, and two (2) storage rooms, and two (2) restrooms.

Dawa Kitchen will operate as a quick service restaurant specializing in traditional and modern Korean dishes, including beer and wine for on-site consumption. The applicant has expressed that no changes to the interior or exterior of the tenant space are proposed. The subject restaurant will continue to operate from 10:00 a.m. to 11:00 p.m., seven (7) days a week.

The subject property has been reviewed by the Community Development Department and 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. With the issuance of the new "on-sale" license, the number "on-sale" ABC licenses in the district will be one (1). Therefore, a finding of public convenience or necessity is not required. A summary of the district can be found in Decision No. 1860-25. All standard conditions of approval for an ABC Type "41" License will apply.

The restaurant will operate Sunday to Thursday from 11:00 a.m. to 9:30 p.m. and Friday to Saturday from 11:00 a.m. to 10:00 p.m. These hours are consistent with the City's standard hours of operation for ABC Type "41" restaurant establishments (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). In the event problems arise concerning the operation of the business, the hours of operation may be reduced by order of the Chief of the Police Department.

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 tenant space. In addition, a restaurant with alcohol sales is conditionally permitted in the C-1 (Neighborhood Commercial) zone. The subject request for the ABC License does not expand the use of the existing restaurant. The restaurant is a permitted use, and the addition of the ABC license does 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. 1860-25, approving Conditional Use Permit No. CUP-274-2025, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager



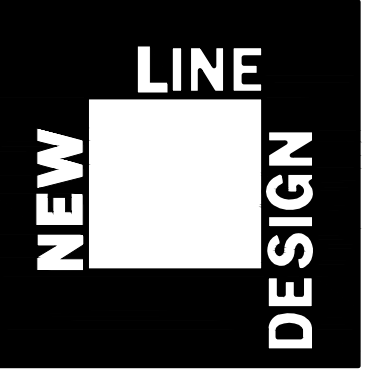
By: Adrian Andujo
Planning Aide

[Attachment 1:](#) [Vicinity Maps](#)
[Attachment 2:](#) [Plans](#)
[Attachment 3:](#) [Decision No. 1860-25 with Exhibit "A"- Conditions of Approval](#)

AS-BUILT DRAWINGS FOR THE EXISTING RESTAURANT

DAWA KITCHEN

12552 WESTMINSTER AVE, GARDEN GROVE, CA 92843



NEW LINE DESIGN

611 S. CATALINA ST. SUITE 417
LOS ANGELES, CA 90005
P: 213.380.2261
E: MAIL: info@dalla.com

PROJECT

AS-BUILT DRAWINGS
DAWA KITCHEN

12552 WESTMINSTER AVE,
GARDEN GROVE, CA 92843

DRAWING TITLE

EXISTING FLOOR PLAN
EXISTING & PROPOSED FLOOR PLAN

REVISIONS

DATE: FEB 10, 2025

BLDG. SUBMITTAL ①
DATE: ②
③

BID DATE:

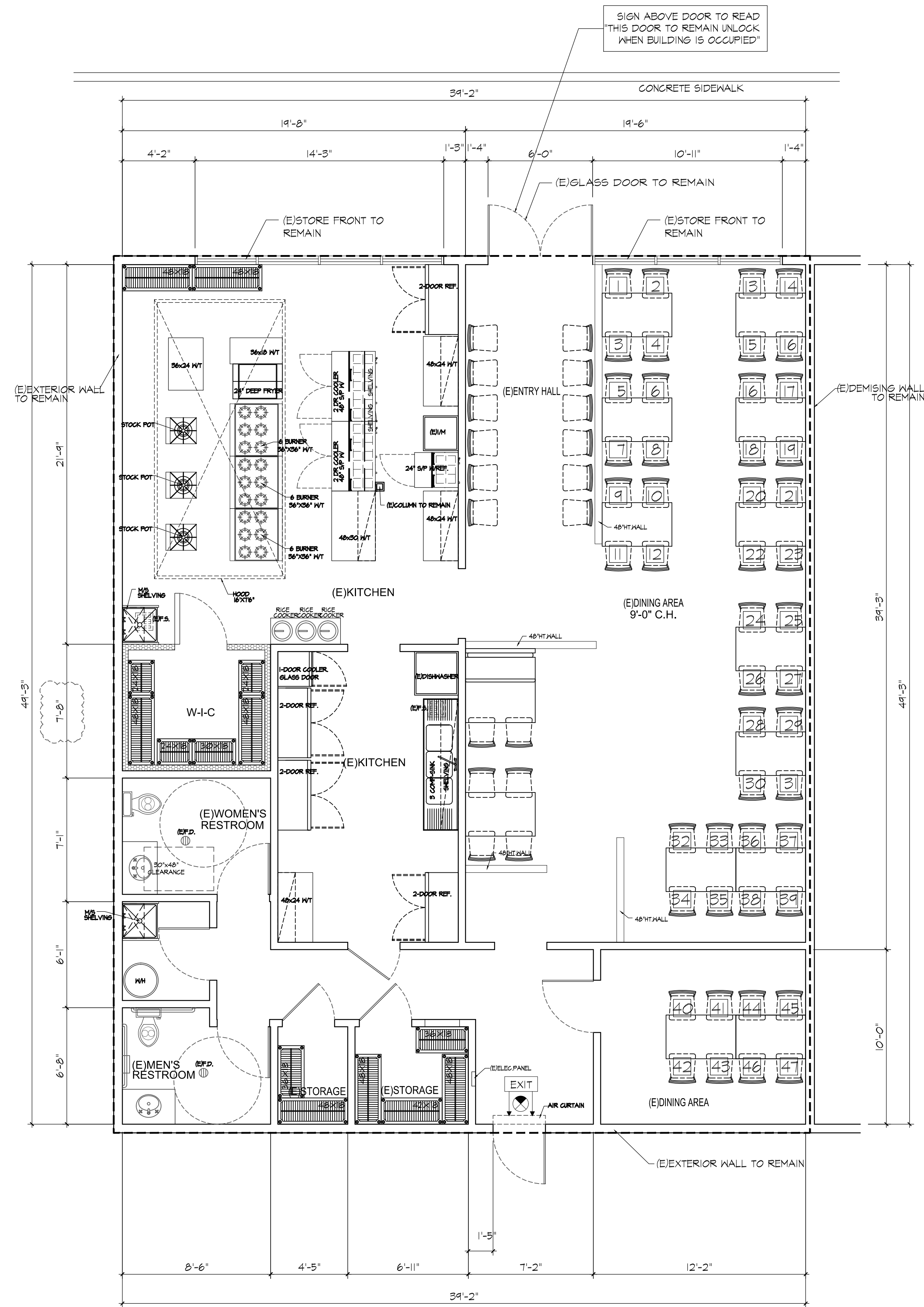
CKE NO.

J&S NO.

SCALE: AS SHOWN ON PLAN

SHEET NO.

A-1.0



PROJECT ADDRESS:
12552 WESTMINSTER AVE,
GARDEN GROVE, CA 92843

PROJECT DESCRIPTION:
AS-BUILT DRAWINGS FOR THE EXISTING RESTAURANT

APPLICATION BUILDING CODE:
CBC 2022
CFC 2022
CMC 2022
CEC 2022
CALIF. ENERGY EFFICIENCY STANDARDS 2022
CITY OF GARDEN GROVE MUNICIPAL CODE

ASSESSMENT NO.: 198-III-01
LOT NO.: 10
LEGAL DESCRIPTION: SEC 10 T 5 R 10 FOR NE 1/4
LOT AREA: 49,029 S.F.

TENANT AREA: 2,006 S.F.
PARKING REQUIREMENT: NO CHANGE
ACCESSIBLE PARKING PROVIDED: EXISTING TO REMAIN
CONSTRUCTION TYPE: TYPE V-B.
FIRE SPRINKLERS: YES, FIRE SPRINKLERED INSTALLED.

OCCUPANCY TYPE: A-2
TOTAL DINING SEATS: 47

DECISION NO. 1860-25

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-274-2025, FOR A PROPERTY LOCATED AT 12506 WESTMINSTER AVENUE, ASSESSOR'S PARCEL NO. 198-111-01.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-274-2025, for property located on the south side of Westminster Avenue, east of Clinton Street, at 12506 Westminster Avenue, Assessor's Parcel No. 198-111-01.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-274-2025, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Dawa FNB, Inc, with the authorization of the property owner, Vemanti Capital Partners, 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 "41" (On-Sale, Beer and Wine - Eating Place) License.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The subject site is approximately a 1.12 acre parcel, and is currently improved with a multi-tenant commercial center, known as Clinton Center, located at 12506 Westminster Avenue, south of Westminster Avenue, east of Clinton Street.
5. The property has a General Plan Land Use Designation of Light Commercial, and is zoned C-1 (Neighborhood Commercial). The subject tenant space is approximately 2,006 square feet, fronting Westminster Avenue. The subject commercial center is currently occupied by a variety of uses, including a restaurant, retail and personal service businesses.
6. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
7. Report submitted by City Staff was reviewed.
8. Pursuant to a legal notice, a public hearing was held on February 27, 2025 and all interested persons were given an opportunity to be heard.

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 approximately 1.12 acres, and is currently improved with a multi-tenant commercial center, known as Clinton Center, located at 12506 Westminster Avenue, south of Westminster Avenue, east of Clinton Street. The subject commercial center is currently occupied by a variety of uses, including a restaurant, retail and personal service businesses.

The property has a General Plan Land Use Designation of Light Commercial, and is zoned C-1 (Neighborhood Commercial). The subject property is adjacent to a PUD-102-86 (REV. 87) zoned property to the east, R-3 (Multiple-Family Residential) zoned properties to the north and across Westminster Boulevard. The subject site abuts properties located in the City of Santa Ana, across Clinton Street, to the west. Existing surrounding uses include various commercial uses and residential uses.

According to Business Tax records, the tenant space has previously been occupied by multiple restaurants, dating back to 1988. The previous tenant space was occupied by a Japanese restaurant known as Akashi, which operated from January, 2022 to September, 2023. Between 1988 and 2022, the tenant space was occupied by a Chinese restaurant known as Johns Chinese Food. The applicant began operating the restaurant in September 2023. The subject tenant space is approximately 2,006 square feet in size.

Dawa Kitchen will operate as a quick service restaurant specializing in traditional and modern Korean dishes, including beer and wine for on-site consumption. The subject restaurant will continue to operate from 10:00 a.m. to 11:00 p.m., seven (7) days a week.

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 "41" (On-Sale, Beer and Wine-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 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. 157.
- The crime count for the District is 44.
- 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 36% below the citywide average; therefore, it is considered a low-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 891.04.
- ABC Census Reporting District No. 891.04 allows for six (6) on-sale licenses within the District. Currently, there are zero (0) on-sale licenses in the District. The approval of this CUP will add a new ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. The approval of this Conditional Use Permit will increase the number of on-sale ABC Licenses in District 891.04 by one (1), and the total number of on-sale licenses in the District will be one (1).

A finding for public convenience or necessity is not required for this request since 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 "41" License will 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 Light Commercial, and is zoned C-1 (Neighborhood Commercial). The Light Commercial designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. Retail sales of alcohol beverages are conditionally permitted in the C-1 zone. This approval will allow the new restaurant to operate with an ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. Provided that the Conditions of Approval are complied with, the use will be consistent with the General Plan. Additionally, the subject proposal is consistent with the following General Plan Goals, Policies, and Implementation Measures:

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 along Westminster Avenue, within a commercial plaza that consists of retail, and other commercial services. The addition of alcohol sales to the restaurant will add 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. According to Business Tax records, the tenant space has previously been occupied by multiple restaurants, dating back to 1988. Sale of alcohol uses are compatible with the

existing use and other lighter commercial uses. Furthermore, provided the Conditions of Approval are adhered to for the life of the project, the use will be compatible with other commercial uses, and will 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, in 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 alcohol at an existing restaurant, Dawa Kitchen. The service of alcohol is intended to enhance the dining 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 location of the property at the intersection of Westminster Avenue and Clinton Street serves both local residential neighborhoods and the larger community. The subject request for a Conditional Use Permit to allow the service of alcohol at an existing restaurant would add additional amenities that enhances the customer dining experience and maintains the intent of being a business serving the local community, while also contributing to the mix of retail, personal and commercial services along a major commercial corridor. With the subject request, the proposed use will further enhance the variety of commercial uses in the area, and the Garden Grove Boulevard commercial corridor will 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 proposed Conditional Use Permit is intended to provide additional amenities to the existing restaurant. Should the Conditional Use Permit be approved, the City is 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 "41" (On-Sale Beer and Wine-Eating Place) 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.

3. The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The restaurant with alcohol sales will be consistent and compatible with the existing uses in the area. The proposed use complies with the intent of the C-1 (Neighborhood Commercial) zone by providing a neighborhood restaurant. The restaurant will operate from 10:00 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 "41" restaurant establishments (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 conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will not interfere with the use, enjoyment, and peace of the properties located within the vicinity of the subject site.

The use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The Police Department has reviewed the proposal, and all appropriate conditions of approval have been incorporated. The conditions of approval will seek to ensure public health, safety and welfare.

4. 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 change to the structure is included in the proposal. The site, with the existing site improvements, is of adequate size to accommodate the proposed use within the surrounding area.

5. 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.
6. The subject site is located on the south side of Westminster Avenue, east of Clinton Street, which are fully developed streets that provide adequate traffic circulation and driveway access to public 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 will continue to adequately be served by all existing public utilities, highways, and streets and it 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-274-2025.

Dated: February 27, 2025

DAVID DENT
ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-274-2025

12506 Westminster Avenue

APN: 198-111-01

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 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, Dawa Kitchen, the developer of the project, the 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. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. 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. This Conditional Use Permit only authorizes a 2,006 square foot restaurant to operate with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Eating Place) License as identified, and depicted, on the plans submitted by the applicant and made part of the record of the February 27, 2025 Zoning Administrator proceedings. 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. Modifications, which do not change the intent of the project, may be approved by the Community Development Director.

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

Police Department

7. 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.
8. Hours of operation shall be permitted only between 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.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. 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.
11. The sale of alcoholic beverages for consumption off of the premises is prohibited.
12. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
13. 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.
14. The private dining room shall maintain clear and unobstructed glass walls to provide visibility into the room from the main dining area at all times.
 15. 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.
 16. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
 17. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
 18. 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.
 19. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
 20. 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.
 21. 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.
 22. 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

23. The establishment shall be operated as a "Bona Fide Eating Place" as defined by the Department of Alcoholic Beverage Control (ABC). 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.
24. 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.
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. At all times 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 35% of the quarterly gross sales of food.
27. 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.
28. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
29. 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.
30. There shall be no amusement devices permitted on the premises at any time.
31. 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.

32. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
33. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
34. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.
35. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
36. 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.
37. 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.
38. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
39. 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 reasonably possible after it is discovered, but not later than 72 hours after discovery.
40. 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 establishment as of January 1, 1995.

41. 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.
42. 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 properties.
43. 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 Division. No advertising material shall be placed thereon.
44. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
45. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
46. Signs shall comply with the City of Garden Grove sign requirements. No more than 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.
47. Any modifications to 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.
48. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-274-2025 shall be kept on the premises at all times.
49. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-274-2025 and his/her agreement with all conditions of the approval.
50. 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.

51. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
52. 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-274-2025. 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.
53. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-274-2025 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
54. 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.

55. 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.