



AGENDA

ZONING ADMINISTRATOR MEETING

City Hall
11222 Acacia Parkway

May 23, 2013

Third Floor – Training Room

9:00 a.m.

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 fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 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 City Hall Third Floor Training Room 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. PUBLIC HEARING ITEM(S):

a. CONDITIONAL USE PERMIT NO. CUP-370-13

APPLICANT: Dean Tran
LOCATION: 12181 Brookhurst Street

REQUEST: To modify the floor plan, as approved under Conditional Use Permit No. CUP-120-03, for an existing restaurant, Seafood Place Restaurant, which currently operates with an Alcoholic Beverage Control "Type 47" (On-Sale, General) License. The approval of CUP-120-03 allowed the expansion of the existing 4,200 square foot restaurant, at 12201 Brookhurst Street, into the adjacent 7,000 square foot tenant space, at 12181 Brookhurst Street. The existing 4,200 square foot restaurant tenant space will be converted into a Tai Chi center, and the 7,000 square foot tenant space has become the new restaurant space for the Seafood Place Restaurant. The applicant is requesting Conditional Use Permit approval to reflect these changes in the approved floor plan. The site is in the NMU (Neighborhood Mixed Use) zone.

b. CONDITIONAL USE PERMIT NO. CUP-371-13

APPLICANT: Dean Tran
LOCATION: 12201 Brookhurst Street

REQUEST: The City of Garden Grove approved Director's Review No. DR-93-12 on October 11, 2012, which allowed the temporary operation of a "tai chi studio", Integral Tai Chi (ITC) Center, located at 12201 Brookhurst Street, for eighteen months and the applicant converted the existing subject 4,200 square foot tenant space from a restaurant/eating establishment use to a martial arts studio use. The applicant is requesting Conditional Use Permit approval in order to continue operation of the existing 4,200 square foot Tai Chi center (a martial arts studio/assembly use), Integral Tai Chi (ITC) Center. The subject 4,200 square foot tenant space was previously occupied by a Chinese restaurant, Seafood Place Restaurant. The site is in the NMU (Neighborhood Mixed Use) zone.

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT