



## AGENDA

### ZONING ADMINISTRATOR MEETING

MAY 28, 2026 – 9:00 am

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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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](mailto: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](mailto: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-297-2026](#)

APPLICANT: CT Trading Inc.  
LOCATION: 9764 Garden Grove Blvd.

REQUEST: A request for Conditional Use Permit approval to operate an existing mini-market, OC Mart, with an original State Alcoholic Beverage Control (ABC) Type "21" (Off Sale, General) 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: Adopt a Decision approving Conditional Use Permit No. CUP-297-2026 pursuant to the recommended Conditions of Approval.

3. ADJOURNMENT

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> 2.a.	<b>SITE LOCATION:</b> South side of Garden Grove Boulevard, between Kerry Street and Galway Street, at 9764 Garden Grove Boulevard
<b>HEARING DATE:</b> May 28, 2026	<b>GENERAL PLAN:</b> RC3 (Residential/Commercial Mixed Use 3)
<b>CASE NO.:</b> Conditional Use Permit No. CUP-297-2026	<b>ZONE:</b> GGMU-3 (Garden Grove Boulevard Mixed Use Zone 3)
<b>APPLICANT:</b> CT Trading Inc.	<b>APN:</b> 098-205-09
<b>PROPERTY OWNER:</b> In Suk Suh, Yeon Hee Suh, Jae Wan Park, Yang Soon Park, and Bo Hee Park	<b>CEQA DETERMINATION:</b> Exempt – Section 15301 – Existing Facilities

**REQUEST:**

A request to allow an existing mini-market to operate with an original State Alcoholic Beverage Control (ABC) Type “21” (Off-Sale General) 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).

**BACKGROUND:**

The specific tenant space under application is an approximately 2,885 square-foot space within an existing shopping center, Hanmi Square, located on the south side of Garden Grove Boulevard, between Kerry Street and Galway Street, at 9764 Garden Grove Boulevard. The subject shopping center is currently occupied by a variety of uses, including retail, restaurants, a supermarket, offices, and personal service businesses.

The subject property has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3). The subject property is adjacent to GGMU-3 (Garden Grove Boulevard Mixed Use 3) zoned properties to the east, south, and north, across Garden Grove Boulevard. To the west, across Galway Street, the property is adjacent to GGMU-2 (Garden Grove Boulevard Mixed Use 2) zoned properties.

Located on the southern side of the shopping center, the subject tenant space is currently occupied by OC Mart, which has been in operation since 2024 according to the Business Tax records. The tenant space has historically been formerly been occupied by diverse range of retail, medical, and office tenants.

A staff site visit was conducted at the subject property on May 18, 2026. During the inspection, staff identified interior improvements that deviated from the originally

CASE NO. CUP-297-2026

approved floor plan and were completed without the necessary building permits. The applicant is required to submit a tenant improvement plans to the City, and obtain a permit for the interior modifications.

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the mini-market to operate with an ABC Type "21" (Off-Sale General) License, which would allow the sale of beer, wine, and distilled spirits for consumption off the premises. None of the previous businesses have applied for, or received a CUP for the sale and service of alcohol. Garden Grove Municipal Code Section 9.18.060.030 requires a CUP when there is an application for an original ABC license.

### **DISCUSSION:**

The mini-market has a total floor area of approximately 2,885 square feet. Within the tenant space, the mini-market provide areas for retail, transaction counter, shopping aisles, walk-in cooler, walk-in freezer, and storage. The business would continue to sell a variety of consumable products, such as, frozen meat, frozen fish, seasonings, fruits, vegetables, snacks, condiments, and non-alcoholic beverages.

The mini-market would continue to operate from 9:00 a.m. to 8:00 p.m., seven (7) days a week. In the event any issues arise concerning the operation of this business, the hours of operation may be reduced by the order of the Chief of the Police Department.

The subject property is located in a high-crime district, and in an area with an under-concentration of Alcoholic Beverage Control "Off-Sale" licenses. In order to approve the request, a Finding of Public Convenience or Necessity is required. A summary of the district and the Findings of Public Convenience or Necessity can be found in Decision No. 1871-26 for Conditional Use Permit No. CUP-297-2026.

The Community Development Department and the Police Department have reviewed the request and are supportive of the request. All standard conditions for an ABC Type "21" 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 improved with an existing mini-market. A mini-market with alcohol sales is a conditionally permit use, and the addition of the ABC license does not involve the intensification or expansion of said use. Therefore, the proposed project would be exempt from CEQA.

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1871-26, approving Conditional Use Permit No. CUP-297-2026, subject to the recommended Conditions of Approval.



Maria Parra  
Planning Services Manager

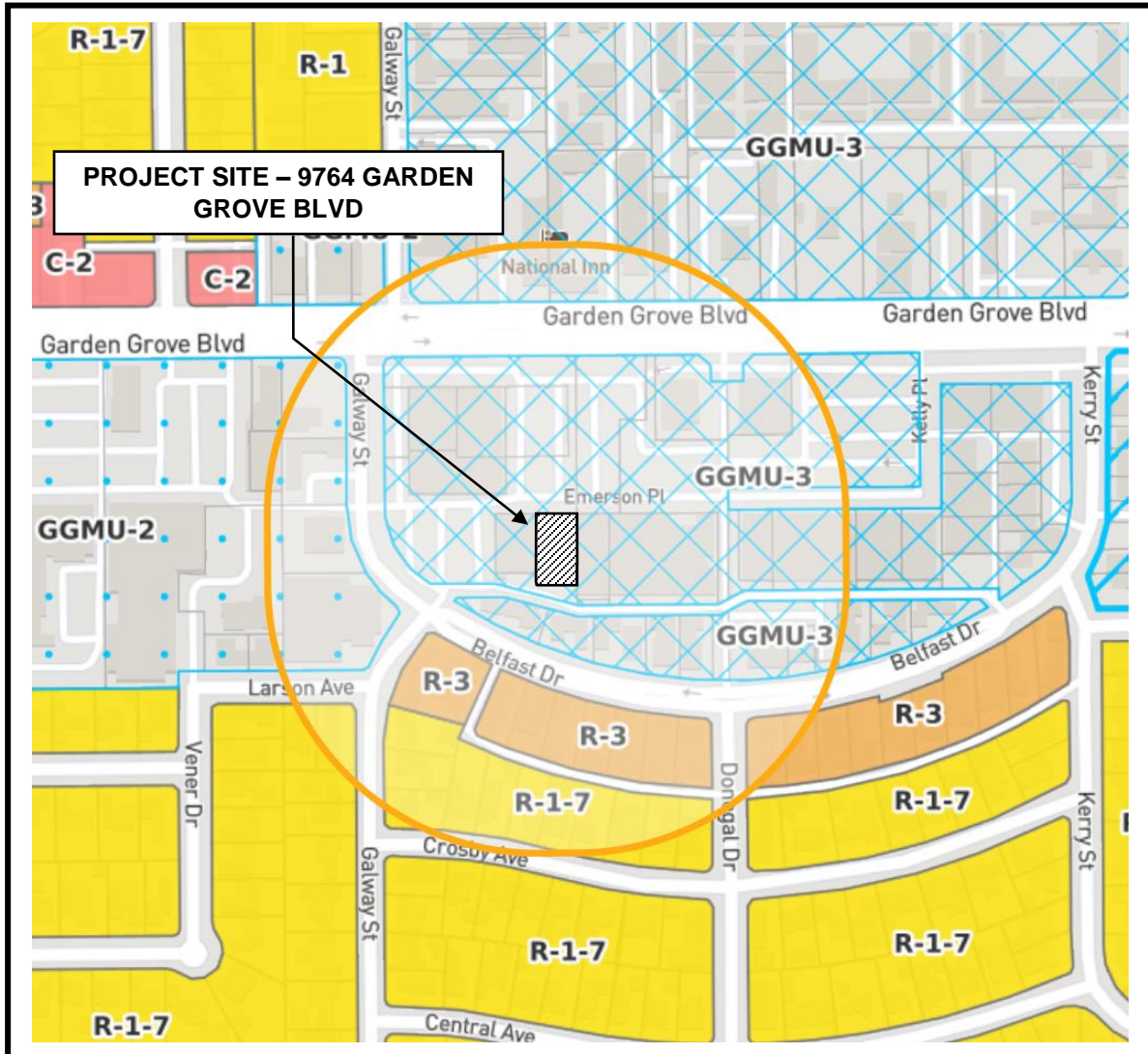


By: Jun Kim  
Contract Assistant Planner


- Attachment 1: Vicinity Map
- Attachment 2: Plans
- Attachment 3: Decision No. 1871-26 with Exhibit "A" – Conditions of Approval



# CONDITIONAL USE PERMIT NO. CUP-297-2026



## LEGEND

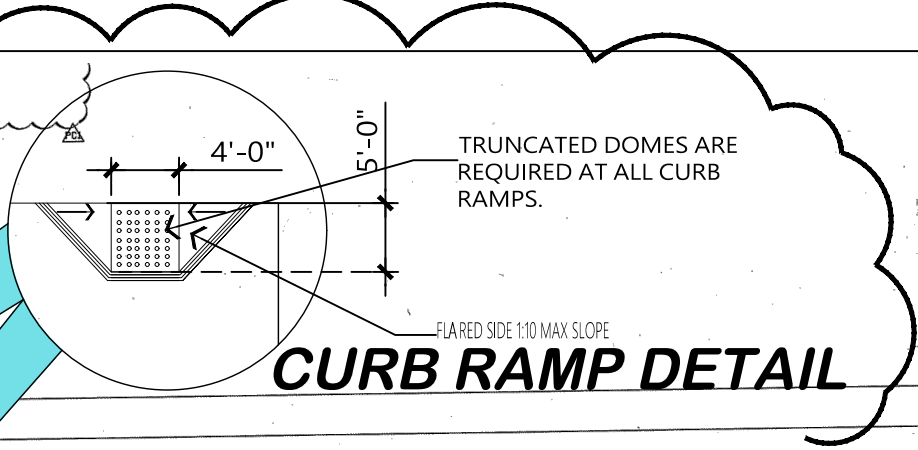
 SUBJECT SITE(S) – 9764 GARDEN GROVE BLVD.

 500 FOOT RADIUS

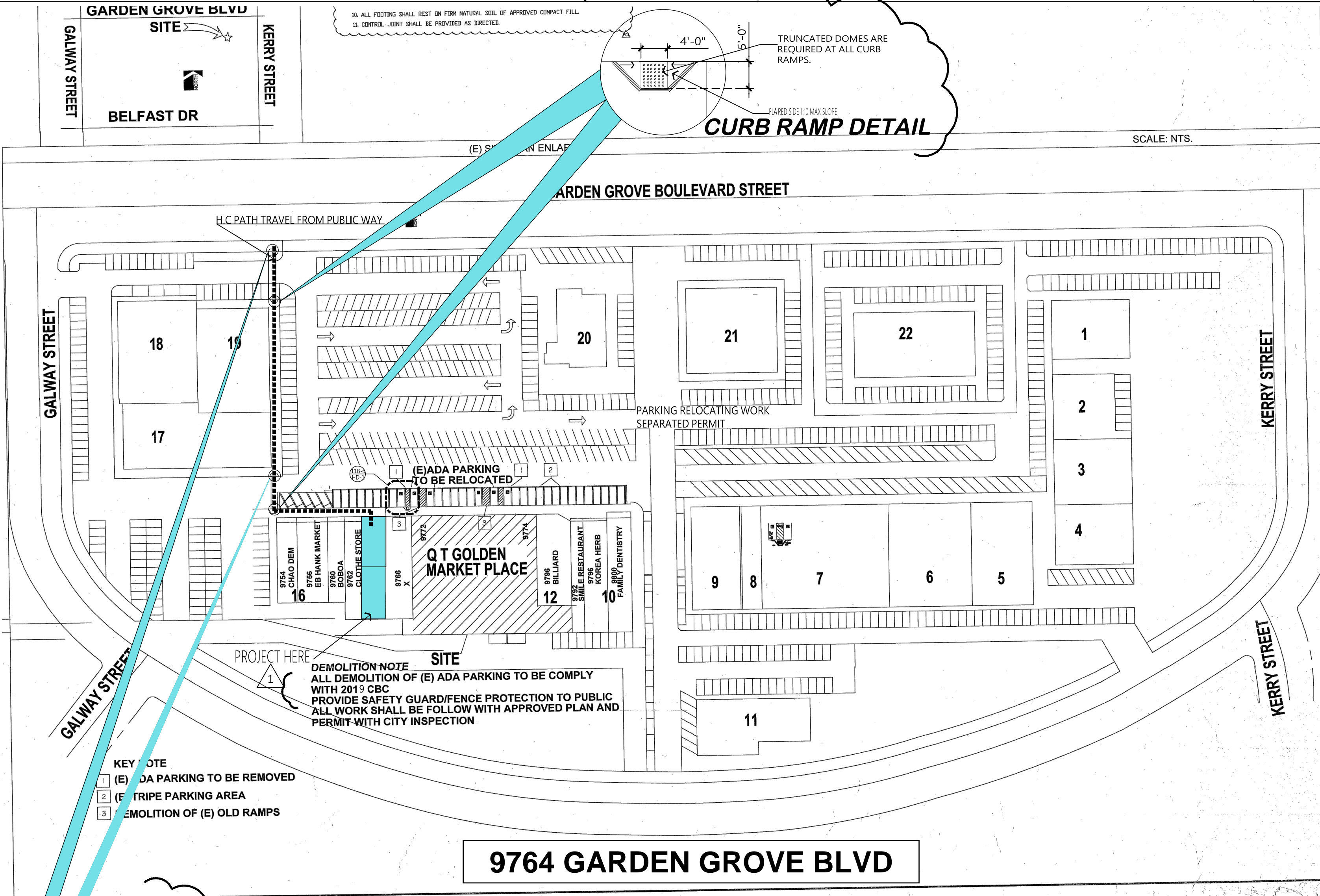
## NOTES

1. SITE ADDRESSES – 9764 GARDEN GROVE BLVD.
2. ZONING: GGMU-3 (GARDEN GROVE MIXED USE 3)

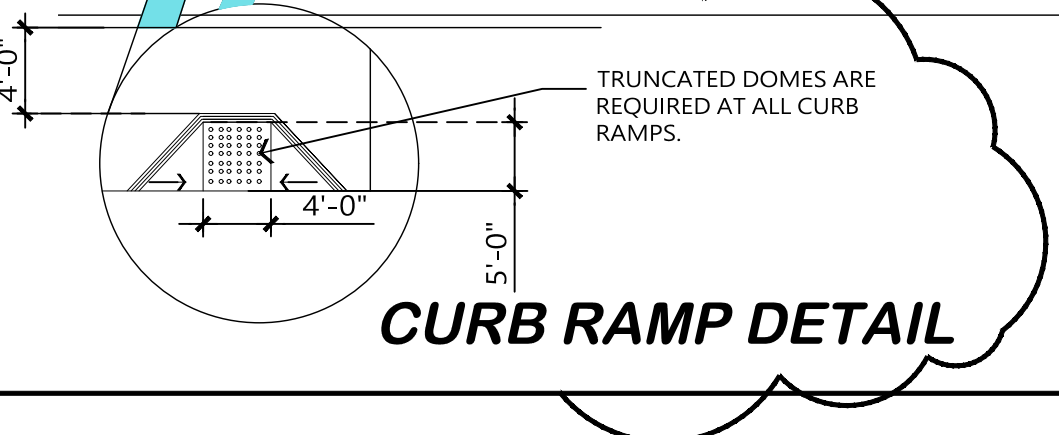
10. ALL FOOTING SHALL REST ON FIRM NATURAL SOIL OF APPROVED COMPACT FILL.  
11. CONTROL JOINT SHALL BE PROVIDED AS DIRECTED.



SCALE: N.T.S.

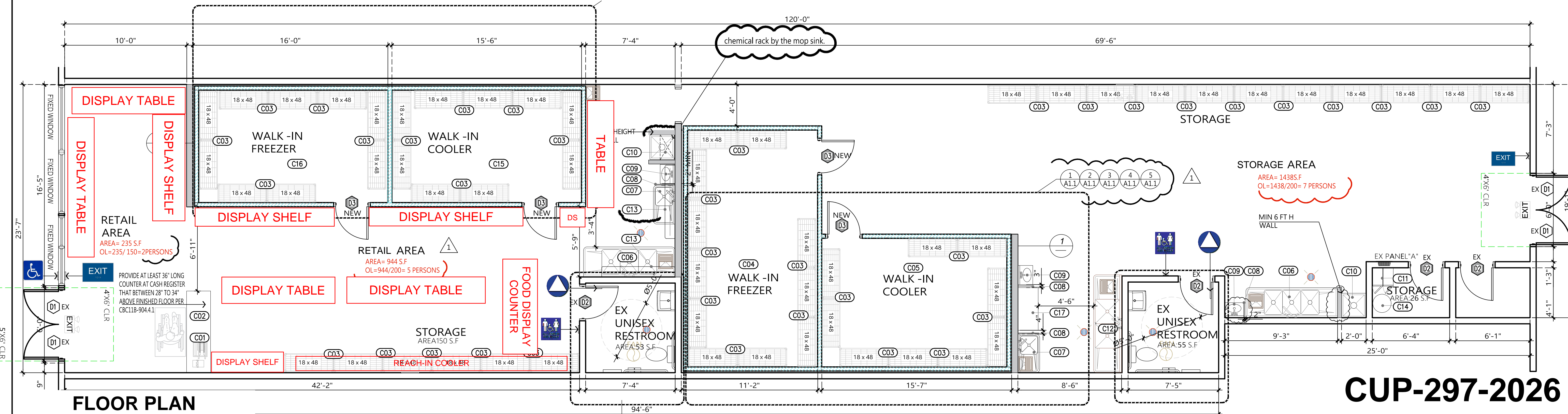


**9764 GARDEN GROVE BLVD**



**CUP-297-2026**

# 9764 GARDEN GROVE BLVD



FLOOR PLAN

## CUP-297-2026

DECISION NO. 1871-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-297-2026, FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN KERRY STREET AND GALWAY STREET, AT 9764 GARDEN GROVE BOULEVARD, ASSESSOR'S PARCEL NO. 098-205-09.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-297-2026, for a property located on the south side of Garden Grove Boulevard, between Kerry Street and Galway Street, at 9764 Garden Grove Boulevard, Assessor's Parcel No. 098-205-09, and hereby determines that public convenience or necessity would be served by issuance of an Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License at this location.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-297-2026, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by CT Trading Inc., with the authorization of the property owners: In Suk Suh, Yeon Hee Suh, Jae Wan Park, Yang Soon Park, and Bo Hee Park.
2. The applicant is requesting to allow an existing mini-market to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License.
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 subject property has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use Zone 3). The subject tenant space is an approximately 2,885 square-feet, and is located in a multi-tenant commercial shopping center named Hanmi Square.
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 May 28, 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 May 28, 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 property has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use Zone 3).

The subject property is adjacent to GGMU-3 (Garden Grove Boulevard Mixed Use 3) zoned properties to the east, south, and north, across Garden Grove Boulevard, and GGMU-2 (Garden Grove Boulevard Mixed Use 2) zoned properties to the west, across Galway Street.

The specific tenant space under application is an approximately 2,885 square-foot mini-market. The applicant is requesting approval of a Conditional Use Permit to allow the mini-market to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. Garden Grove Municipal Code Section 9.18.060.030.A requires the approval of a Conditional Use Permit when there is an application for an original ABC license.

The business would sell a variety of consumable products, including distilled spirits for off-site consumption. The hours of operation would be from 9:00 a.m. to 8:00 p.m., seven (7) days a week.

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

- The subject site is located in Crime Reporting District No. 95.
- The crime count for the District is 139.
- 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 101% above the citywide average; therefore, it is considered a high-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 887.02.
- ABC Census Reporting District No. 887.02 allows for three (3) off-sale licenses within the District. Currently, there are two (2) off-sale licenses in the District. The approval of this Conditional Use Permit would increase the number of off-sale ABC Licenses in the District 887.02 by one (1), and the total number of off-sale licenses in the District will be three (3). This will result in an even-concentration of off-sale ABC licenses within the district.

PUBLIC CONVENIENCE OR NECESSITY:

A finding for public convenience or necessity would have to be made in order to approve an establishment that is requesting an original Alcoholic Beverage Control license that is located within a district with a high crime rate and/or in an area with an over-concentration of ABC licenses. California Business and Professions Code Section 23817.5 prohibits the ABC from issuing new alcoholic licenses in areas of over-concentration. Business and Professions Code Section 23958 states:

The department further shall deny an application for a license if issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except as provided in Section 23958.4.

Business and Professions Code Section 23958.4 provides the following exception:

(b) Notwithstanding Section 23958, the department may issue a license as follows:

(2) With respect to any other license, if the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within ninety (90) days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period shall commence upon receipt by the local governing body of (A) notification by the department of an application for licensure, or (B) a completed application according to local requirements, if any, whichever is later.

Although the subject site is located in an area considered to be in a high-crime district, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of convenience store with an ABC Type "21" (Off-Sale General) License. The addition of the new ABC Type "21" License would provide and maintain an amenity that enhances the customer shopping experience, increases the variety of goods available for purchase, and maintains the intent of being a business serving the local community. The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Provided the Conditions of Approval are adhered to for the life of the project, the use would be harmonious with the persons who work and live in the area. Therefore, the City of Garden Grove hereby determines and approves a Finding of Public Convenience or Necessity for Conditional Use Permit No. CUP-297-2026.

FINDINGS AND REASONS:

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

The subject property has a General Plan Land Use Designation of RC3 (Residential/Commercial Mixed Use 3), and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use Zone 3). The RC3 designation is intended to provide a mix of residential and commercial uses. The GGMU-3 zone is intended to integrate developments either on a single development site or as complementary uses within a district, such as commercial uses that provide goods and services for adjacent or integrated residential units. The proposed use would meet the intent of the RC3 Land Use Designation, and the GGMU-3 zone. In particular, 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 mini-market is located along Garden Grove Boulevard, and in an area already developed with a variety of commercial businesses. The proposed ABC license to sell beer, wine, and distilled spirits would be an additional amenity to the mini-market that would enhance the customer experience, and maintain the intent of being a business serving the local community.

*Goal LU-4 Uses compatible with one another.*

The mini-market has been in operation since 2024, and in a commercial center with a variety of uses. Prior to their operation, the tenant space was previously occupied by a variety of commercial and retail uses. Directly adjacent to the subject use are retail, restaurant, supermarket, and personal service uses. Mini-market uses, including with off-sale ABC Licenses, are compatible with these uses. Furthermore, provided conditions of approval are adhered to for the life of the project, the use would be compatible with other nearby 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.*

Mini-markets, which offer a variety of retail products, can help enhance the vitality of the City's commercial corridors. The proposed Conditional Use Permit would allow for the sale of beer, wine, and distilled spirits at an existing mini-market. The sale of alcohol is intended to enhance the customer experience. This could enhance the community by providing another unique retail opportunity.

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

The existing mini-market has been operating since 2024. The request for a Conditional Use Permit to allow the sale of beer, wine, and distilled spirits at an existing mini-market would provide an additional amenity to support the existing business, while also serving the local community. 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 Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the business. No concerns were raised by the Police Department regarding the new "Type 21" ABC License. The Police Department has reviewed the request and is supportive of the proposal.

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. The mini-market with alcohol sales would be consistent and compatible with the existing uses in the area. The proposed use would comply with the intent of the GGMU-3 (Garden Grove Boulevard Mixed Use 3) zone by allowing the operation of a mini-market with an ABC License. The mini-market would operate from 9:00 a.m. to 8:00 p.m., seven (7) days a week. The proposed conditions of approval would minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use would not interfere with the use, enjoyment, and peace of the properties located within the vicinity of the subject site. The Police Department has reviewed the proposal, and all appropriate conditions of approval have been incorporated. The conditions of approval would seek to ensure public health, safety and welfare.

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.

The subject shopping center site, with the existing site improvements, is of adequate size to accommodate the proposed use within the surrounding area. No modifications are required to any of the existing site development features on site. This includes any buildings, yards, walls, fences, parking and loading facilities, and landscaping. The subject tenant space would be of adequate size to accommodate the 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 south side of Garden Grove Boulevard, between Kerry Street and Galway Street. The shopping center is adequately accessed by three (3) driveways along Garden Grove Boulevard, three (3) driveways along Galway Street, and two (2) driveways along Kerry Street. On-site circulation is adequate to serve all the uses in the shopping center. The site is also sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. As part of this request, no changes are proposed for the design and function of the subject mini-market, or shopping center. Therefore, the site would continue to be adequately served by all existing highways, streets, and other public and private 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-297-2026.

Dated: May 28, 2026

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DAVID DENT  
ZONING ADMINISTRATOR

## **EXHIBIT "A"**

### **Conditional Use Permit No. CUP-297-2026**

9764 GARDEN GROVE BOULEVARD

#### **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, CT Trading Inc., the current property owners, In Suk Suh, Yeon Hee Suh, Jae Wan Park, Yang Soon Park, and Bo Hee Park, 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-297-2026 only authorizes the operation of an approximately 2,885 square-foot mini-market with an Alcoholic Beverage Control Type "21" (Off-Sale General) License as identified on the plans submitted by the applicant and made part of the record of the May 28, 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 from 9:00 a.m. to 8:00 p.m., seven (7) days a week. 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 on the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere on the site or within the premises.
11. All pay phones located on the property, adjacent to the premises, shall be limited to out-going calls only. This condition shall be complied with within 30 days following approval of this application.
12. The business, prior to obtaining the Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License, 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 the Alcoholic Beverage Control Department or an ABC approved "Responsible Beverage Service (RBS) Training" program.
13. 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.

14. 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**

15. This approval shall allow the mini-market to operate with ancillary alcoholic beverage sales.
16. The sales area for alcoholic beverages shall not exceed 5% of the retail sales floor area of the store.
17. 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.
18. 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.
19. There shall be no amusement devices permitted on the premises at any time. Any adult merchandise (books, magazines, videos) shall be kept under the control of the management, behind the cashier's counter, and must be segregated and screened from minors.
20. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
21. 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.
22. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
23. 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.
24. 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.

Conditional Use Permit No. CUP-297-2026  
Conditions of Approval

25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
32. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
33. 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.
34. 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.
  35. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-297-2026 shall be kept on the premises at all times.
  36. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-297-2026 and his/her agreement with all conditions of the approval.
  37. 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.
  38. 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.
  39. 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-297-2026. 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.
  40. 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-297-2026 shall become null and void if the subject use or 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.

41. 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.
42. 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.

#### **Building and Safety Division**

43. The applicant shall submit tenant improvement plans to the Building and Safety Division that complies with all applicable California building code (CBC) requirements, including accessibility, egress, and other applicable requirements.

#### **Public Works Water Services Division**

If applicable, the following conditions of approval for the Water Services Division shall apply:

44. Any new water service installations two-inches (0'-2") and smaller may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three-inches (0'-3") and larger, shall be installed by developer/owner's contractor per City Standards.
45. 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.
46. 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. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.

47. It shall be the responsibility of 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.
48. A composite utility site plan shall be part of the water plan approval.
49. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
50. If required, fire service shall have above ground backflow device with a double check valve assembly. 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 Public Works, Water Services Division. 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 the Planning Division.
51. There is an existing six-inch (0'-6") AC water main on-site and there shall be a minimum fifteen-foot (15'-0") clearance of building footings from water main. Clearances less than fifteen feet (15'-0") shall be reviewed and approved by Water Engineering.
52. There shall be no new structures or utilities built on or crossing water or sewer main easements.
53. New utilities shall have a minimum five-foot (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.
54. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
55. If needed, owner shall install new sewer lateral with clean out connecting to existing private sewer system on site. It is the responsibility of the owner to install appropriate size sewer lateral.

56. Contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.