



AGENDA

ZONING ADMINISTRATOR MEETING

JUNE 11, 2026 – 9:00 am

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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-294-2026](#)

APPLICANT: Hitoko Aoyagi – Kotobuki-Creations, Inc.
LOCATION: 12943 9th Street

REQUEST: A request for approval of a Conditional Use Permit to allow a new restaurant within the Cottage Industries development to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & 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: Adopt a Decision approving Conditional Use Permit No. CUP-294-2026 pursuant to the recommended Conditions of Approval.

b. [CONDITIONAL USE PERMIT NO. CUP-299-2026](#)

APPLICANT: Sheila Harianto

LOCATION: 13576 Harbor Boulevard, Suite B1

REQUEST: A request for Conditional Use Permit approval to allow a new restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & 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: Adopt a Decision approving Conditional Use Permit No. CUP-299-2026 pursuant to the recommended Conditions of Approval.

3. [ADJOURNMENT](#)

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

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| AGENDA ITEM NO.: 2.a. | SITE LOCATION: Northwest corner of 9th Street and Garden Grove Boulevard, at 12943 9th Street |
| HEARING DATE: June 11, 2026 | GENERAL PLAN: CC (Civic Center Mixed Use) |
| CASE NO.: Conditional Use Permit No. CUP-294-2026 | ZONE: CC-1 (Civic Center East) |
| APPLICANT: Hitoko Aoyagi of Kotobuki-Creations, Inc. | APN NO.: 090-174-10 |
| PROPERTY OWNER: Cottage Industries, LLC | CEQA DETERMINATION: Exempt – Section 15301 – “Existing Facilities” |

REQUEST:

A request for approval of a Conditional Use Permit (CUP) to allow a new restaurant within the Cottage Industries development to operate with an original State Alcoholic Beverage Control (ABC) Type “41” (On-Sale Beer & 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).

BACKGROUND:

The subject development is located on the north side of Garden Grove Boulevard, between 8th Street and 9th Street. The subject tenant space is currently located within a commercial development known as Cottage Industries. The property has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-1 (Civic Center East). The subject property is adjacent to CC-1 zone properties to the north, west and south. Across 9th Street to the east, are residential uses in the R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) zones.

In 2018, the City approved Site Plan No. SP-045-2018 for the development of Cottage Industries. The Cottage Industries development repurposed existing residential buildings, including the subject site, to commercial uses. The combined development is approximately 1.5 acres, comprising six (6) parcels, and is currently occupied by a variety of uses including restaurants, a community garden, outdoor programming, art installations, and an outdoor communal space. In 2018, Conditional Use Permit No. CUP-121-2018 was approved allowing the consumption of alcohol within the communal areas of the development.

The subject restaurant, Rin Sushi, is proposing to operate within a 558 square-foot building. The subject tenant space is within a free-standing building, centrally located within the larger development. As part of the communal area for Cottage Industries, there is an attached 430 square-foot patio at the rear of subject building that had

been approved for alcohol consumption under Conditional Use Permit No. CUP-121-2018. Plans for a tenant improvement have been submitted to the city for review and permit issuance. The applicant anticipates construction to be completed, and the restaurant to be in full operation by September 1, 2026.

The applicant is requesting approval of a Conditional Use Permit to allow the restaurant to operate with a State License Type "41" (On-Sale Beer & Wine – Eating Place) License, which would allow the sale of beer and wine only. 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.

DISCUSSION:

Rin Sushi is proposed to operate as a family-oriented, full-service Japanese sushi restaurant. The interior of the restaurant is proposed to consist of an open dining area, service counters, a kitchen, and sushi bar.

Rin Sushi is proposed as a bona-fide eating establishment, and would operate between the hours of 11:00 a.m. to 9:30 p.m., Monday through Thursday, 11:00 a.m. to 10:00 p.m., Friday and Saturday, and 12:00 p.m. to 9:00 p.m. on Sundays. These hours would be consistent with the City's standard hours of operation for ABC Type "41" establishments. The restaurant would be required to serve meals during all hours of operation. In event problems arise concerning the operation of the business, the hours of operation may be reduced by order of the Police Department.

The restaurant is located in a high-crime district, and in an area with an even concentration of Alcoholic Beverage Control sale licenses. In order to approve the request, a Finding of Public Convenience or Necessity can be found in Decision No. 1870-26 for Conditional Use Permit No. CUP-294-26.

The request has been reviewed by the Community Development Department and the Police Department. All standard conditions of approval for an ABC Type "41" 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 tenant space is existing within a larger commercial development. Restaurants with the service of alcohol sales is conditionally permitted in CC-1 (Civic Center East) zoning district. The addition of the ABC license 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. 1870-26, approving Conditional Use Permit No. CUP-294-2026, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager

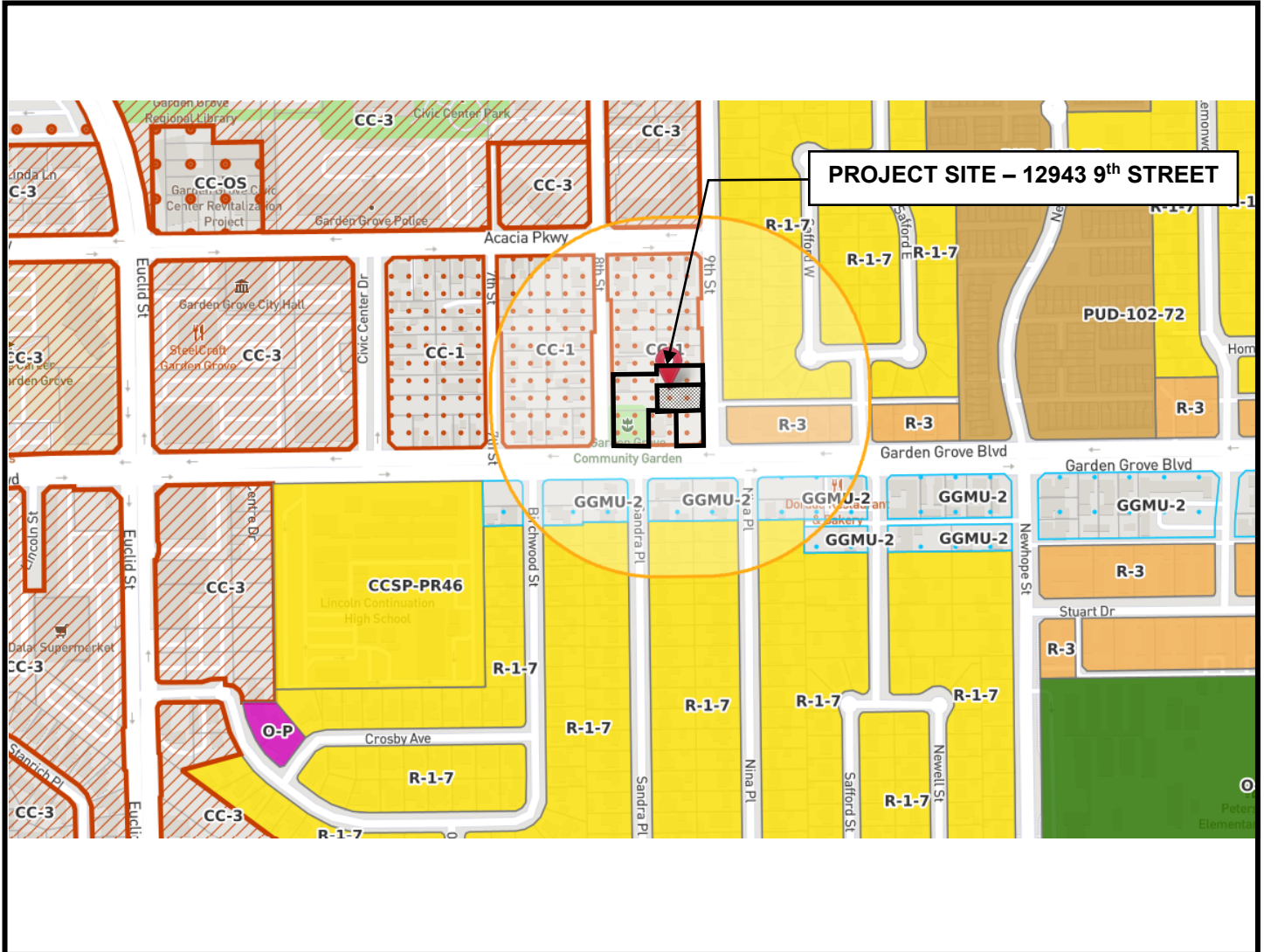


By: Patty Malagon
Associate Planner



Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Decision No. 1870-26 with Exhibit "A" - Conditions of Approval



CONDITIONAL USE PERMIT NO. CUP-294-26



LEGEND

-  SUBJECT SITE(S) – 12943 9TH STREET
-  500 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 12943 9TH STREET
2. ZONING: CC-1 (CIVIC CENTER EAST)

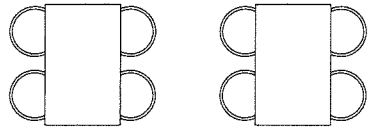
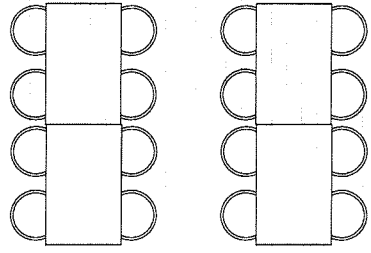
Site Plan

Eighth St.

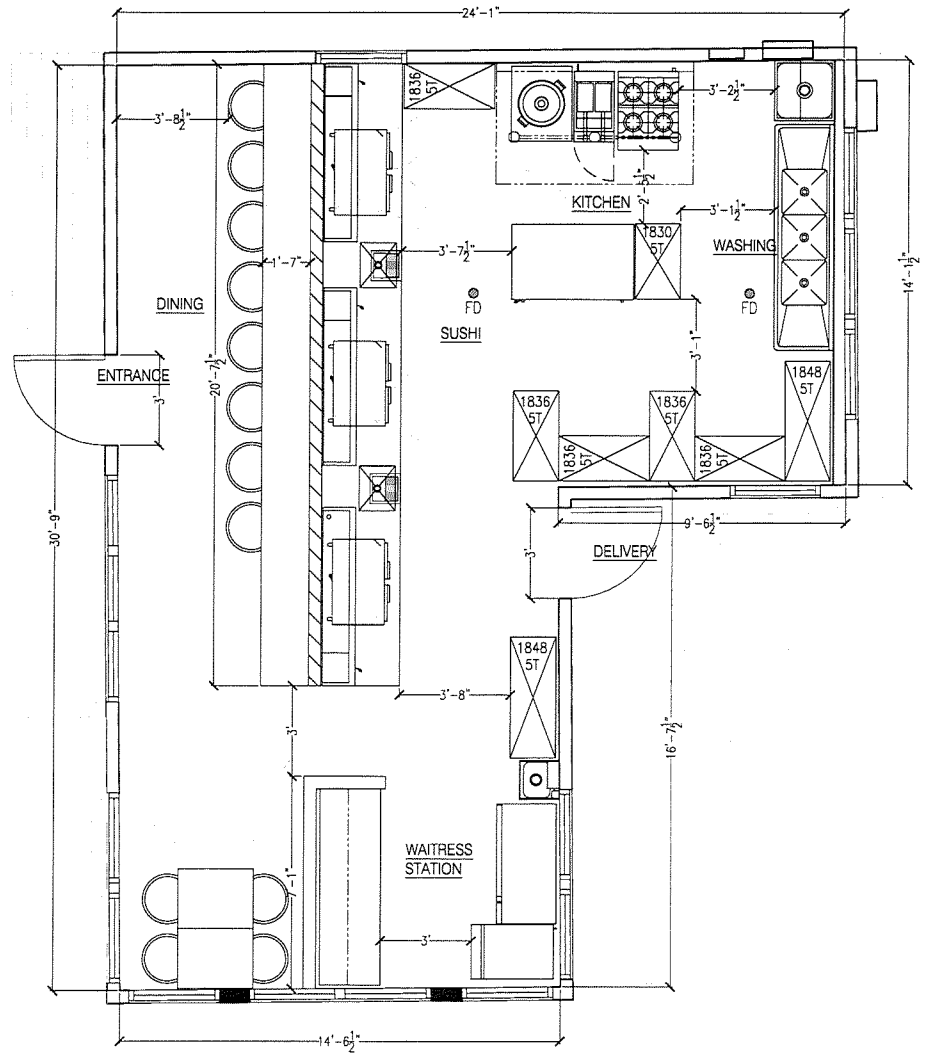
Ninth St.



Garden Grove Blvd.



OUTSIDE PATIO



SCALE 1/4" = 1'-0"

DECISION NO. 1870-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-294-2026, FOR A PROPERTY LOCATED ON THE NORTHWEST CORNER OF 9TH STREET AND GARDEN GROVE BOULEVARD AT, 12943 9TH STREET, ASSESSOR'S PARCEL NO. 090-174-10.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-294-2026, for property located on the northwest corner of 9th Street and Garden Grove Boulevard at, 12943 9th Street, Assessor's Parcel No. 090-174-10, and hereby determines that public convenience or necessity would be serviced by issuance of an Alcohol Beverage Control (ABC) Type "41" (On-Sale Wine & Beer – Eating Place) License at this location.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-294-2026, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Hitoko Aoyagi of Kotobuki-Creations, Inc., with the authorization of the property owner, Cottage Industries LLC.
2. The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Wine & Bear – Eating Place) 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 property has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-1 (Civic Center East). The subject site is currently improved with an existing multi-tenant commercial development known as Cottage Industries which is 1.5 acres consisting of six (6) parcels.
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 June 11, 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 June 11, 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 building is currently improved with a commercial development known as Cottage Industries. The development is currently occupied by a variety of uses including restaurants, a community garden, outdoor programming, art installations and an outdoor communal space.

The property has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-1 (Civic Center East). The subject property is adjacent to the CC-1 zone properties to the north, west and south, R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) zoned properties to the east, across 9th Street.

The subject restaurant, Rin Sushi, is proposing to operate within a 558 square-foot building within the larger Cottage Industries development. The interior of the restaurant is proposed to consist of an open dining area, service counters, a kitchen, and sushi bar. As part of the communal area for Cottage Industries, there is an attached 430 sq. ft. patio at the rear of subject building that had been approved for alcohol consumption.

The applicant is requesting approval of a Conditional Use Permit to allow the restaurant to operate with a State License Type "41" (On-Sale Beer & Wine – Eating Place) License which would allow the sale of beer and wine only. 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 proposed restaurant would operate between the hours of 11:00 a.m. to 9:30 p.m., Monday through Thursday, 11:00 a.m. to 10:00 p.m., Friday and Saturday, and 12:00 p.m. to 9:00 p.m. on Sundays. These hours are consistent with the City's standard hours of operation for ABC Type "41" establishments.

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

- The subject site is located in Crime Reporting District No. 124.
- The crime count for the District is 186.
- 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 169% 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. 886.02.

- ABC Census Reporting District No. 886.02 allows for one (1) on-sale license within the District. Currently, there is one (1) on-sale license in the District. The approval of this CUP will add a new ABC Type "41" (On-Sale, Beer & Wine – Eating Place) License. The approval of the Conditional Use Permit will increase the number of on-sale ABC Licenses in District 886.02 by one (1), and the total number of on-sale licenses in the District will be two (2).

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 a new 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 and will result in an over-concentration of on-sale ABC licenses, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of the restaurant with an ABC Type "41" (On-Sale Beer & Wine - Eating Place) License. The addition of the new ABC Type "41" License would provide and maintain an amenity that enhances the customer dining experience and maintains the intent of being a business serving the local community. The use will 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 will be harmonious with the persons who work and live in the area.

Furthermore, the establishment shall provide an assortment of foods normally offered in restaurants, and the kitchen shall be open and preparing food during all hours that the establishment is open. At all times the establishment is open, the sale of alcohol shall be incidental to the sale of food; and the quarterly gross sales of alcoholic beverages shall not exceed 35% of the total gross sale of food during the same period. Lastly, no live entertainment, (karaoke, one-man band, solo performer, live music, etc.) including amplified music, shall be permitted on the premises.

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 CC (Civic Center Mixed Use), and is zoned CC-1 (Civic Center East). The CC Land Use Designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. The CC-1 zone is intended to allow for institutional and education uses, together with a mix of residential and commercial uses. The proposed use would meet the intent of the CC General Plan Land Use Designation and the CC-1 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 northwest corner of 9th Street and Garden Grove Boulevard, within an existing development that consists of restaurants, a community garden, outdoor programming, art installations and an outdoor communal space. The proposed restaurant would add to the variety of uses within the larger development. The addition of alcohol sales to the restaurant would provide an additional amenity to the restaurant that would enhance the customer dining experience, and would maintain the intent of being a business serving the local community.

Goal LU-4 Uses compatible with one another.

The proposed use is a restaurant with the incidental service of alcohol. The location of the restaurant is in a previously developed commercial center, with a variety of uses. Sales of alcohol would be compatible with the existing 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, which 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 and wine at a new restaurant, Rin Sushi. The service of alcohol is intended to enhance the customer experience at the restaurant. This could enhance 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 allowing for the service of beer and wine would add an additional amenity to a new restaurant. 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. 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, the Garden Grove Boulevard 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 proposed Conditional Use Permit is intended to enhance the dining experience at a new restaurant, Rin Sushi. Should the Conditional use Permit be approved, the City would be providing businesses all the resources they need 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 & 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.

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.

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 site, with the existing site improvement and modifications, is of adequate size to accommodate the proposed use within the surrounding area. No modifications would be required to any of the existing site development features on-site. This include any buildings, yards, walls, fences, parking, loading facilities, and landscaping. The subject tenant space is currently vacant, and would be occupied by a full-service restaurant use.

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 restaurant is located on the northwest corner of 9th Street and Garden Grove Boulevard, 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 expand the existing building. 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-294-2026.

EXHIBIT "A"

Conditional Use Permit No. CUP-294-2026

12943 9th 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, Hitoko Aoyagi of Kotobuki-Creations, Inc., the current property owner, Cottage Industries 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. This Conditional Use Permit only authorizes the operation of a 558 square-foot restaurant with an Alcoholic Beverage Control Type "41" (On-Sale Beer & Wine - Eating Place) License as identified on the plans submitted by the applicant and made part of the record of the June 11, 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. As licensed by the State Department of Alcoholic Beverage Control, the restaurant shall be allowed to serve beer and wine within the outdoor communal area. Alcoholic beverages sold and served within the outdoor communal area shall be limited to beer and wine only which shall be served in distinctive cups with a logo from the business it has been dispensed from. No other cups may be used for the dispensing of alcoholic beverages. Said containers shall be distinct and different than containers of non-alcoholic beverages.
11. The applicant shall maintain full compliance with all applicable laws, State Department of Alcoholic Beverage Control (ABC) laws, ordinances, and stated conditions. In the event of a conflict between the requirements of these Conditions of Approval and any ABC license required of the applicant and/or any tenants or operators, the more stringent regulation shall apply.

12. The restaurant operator shall work with the developer of the Cottage Industries Project, Cottage Industries, LLC, or a designated successor approved by the City, to ensure that proper monitoring, managing and controlling of the outdoor communal dining area(s) are maintained and that all entrances and exits are monitored by the developer to ensure that alcoholic beverages do not leave the communal dining areas within the confined space of the Farm Block.
13. The sale of alcoholic beverages for consumption off the premises is prohibited, except to the extent permitted within the communal area of the Cottage Industries Farm Block.
14. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
15. 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.
16. 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.
17. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
18. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
19. 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.
20. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.

21. 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.
22. 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.
23. 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

24. 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.
25. 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.
26. 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.
27. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
28. 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.

29. 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 systems may be permitted to enhance the dining experience, but the sound emitted from the premises shall not be audible outside of the establishment.
30. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
31. There shall be no deliveries to or from the premises before 8:00 a.m. and after 10:00 p.m., seven days a week.
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. Graffiti shall be removed from the premises, and all parking lots under the control of the licensee and/or the property owner, within 120 hours upon notification or application.
35. 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.
36. 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.
37. 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.
38. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

Conditional Use Permit No. CUP-294-2026
Conditions of Approval

39. 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.
40. 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.
41. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-294-2026 shall be kept on the premises at all times.
42. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-294-2026 and his/her agreement with all conditions of the approval within thirty (30) days from the date of this approval.
43. 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.
44. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed at any time, in order to determine if the business is operating in compliance.
45. 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-294-2026. 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.

46. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-294-2026 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 Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-294-2026 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within two (2) year 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-294-2026 shall expire if the building permits for the project expire.
47. The applicant is advised that if the use of the establishment ceases to operate for more than ninety (90) days, then the existing Conditional Use Permit (CUP) will become null and void and the new applicant shall be required to apply for a new CUP 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.
48. 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.

Public Works Water Services Division

If applicable, the following Conditions of Approval for the Water Services Division would apply:

49. 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.
50. 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 Class A or C-34

License, per City water standards and inspected by approved Public Works inspection.

51. 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.
52. 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.
53. A composite utility site plan shall be part of the water plan approval.
54. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
55. 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 Services Division.
56. 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
57. 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.
58. 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.

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

Engineering Division

60. To the extent applicable, the applicant shall be subject to all applicable fees, including Traffic Mitigation Fees, duly adopted and identified in Chapter 9.44 of the Garden Grove Municipal Code. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

| | |
|--|--|
| AGENDA ITEM NO.: 2.b. | SITE LOCATION: Southeast corner of Harbor Boulevard and Trask Avenue, at 13576 Harbor Boulevard, Suite B1 |
| HEARING DATE: June 11, 2026 | GENERAL PLAN: IW (International West Mixed Use) |
| CASE NO.: Conditional Use Permit No. CUP-299-2026 | ZONE: C-2 (Community Commercial) |
| APPLICANT: Sheila Harianto | APN: 101-080-75 |
| PROPERTY OWNER: Harbor Day LLC, 13552 Garden Grove LLC, SB Harbor Court LLC | CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities |

REQUEST:

A request for a Conditional Use Permit (CUP) approval to allow a new restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & 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).

BACKGROUND:

The specific tenant space under application is an approximately 1,634 square-foot space within an existing commercial plaza, Harbor Court Plaza, located on the southeast corner of Harbor Boulevard and Trask Avenue, at 13576 Harbor Boulevard, Suite B1. The subject commercial plaza is currently occupied by a variety of uses, including a pool hall, restaurant, personal service businesses, offices, and retail.

The subject property has a General Plan Land Use Designation of IW (International West Mixed Use), and is zoned C-2 (Community Commercial). The subject site is adjacent to Heavy Commercial (C-3) zoned properties to the south and west, across Harbor Boulevard, Neighborhood Commercial (C-1) zoned property to the north, across Trask Avenue, Multiple-Family Residential (R-3) zoned properties to the east, and C-3 zoned properties to the south.

The subject tenant space is located on southeast corner of the commercial plaza within a multi-tenant building. The previous restaurant ceased operation on May 31, 2026, and the applicant took possession of the tenant space on June 1, 2026. The applicant proposes to operate a new restaurant, Yoka Yoka Japanese Cuisine. The applicant proposes interior improvements to the tenant space to accommodate the new restaurant, which will include submitting plans to the City for plan check

CASE NUMBER CUP-299-2026

review and permit issuance. The applicant anticipates construction to be completed, and the restaurant to be in full operation, by August 2026.

The applicant is requesting approval of a Conditional Use Permit to allow the new restaurant to operate with an ABC Type "41" (On-Sale Beer & Wine - Eating Place) License, which would allow the sale of beer and wine. Garden Grove Municipal Code Section 9.16.020.080 requires a Conditional Use Permit when there is an application for an original ABC license.

DISCUSSION:

Yoka Yoka Japanese Cuisine would operate as a Japanese Izakaya-style restaurant that would offer a curated dining experience focused on small plates and grilled items. The tenant space has a gross floor area of approximately 1,634 square feet, and would be improved with a customer dining area comprised of sixteen (16) seats, a yakitori bar comprised of seven (7) seats, a kitchen, a food preparation area, a storage room, an office, a restroom, and a staff restroom.

All of the proposed tenant improvements would be limited to the interior of the tenant space, with no exterior modifications. The proposed improvements would be subject to the approval of tenant improvement plans and building permits.

The service of beer, wine, and sake is intended to complement meals, and enhance the dine-in experience. Sales of alcohol would be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food.

The subject restaurant would operate from 4:00 p.m. to 11:00 p.m., Monday through Thursday, and 4:00 p.m. to 12:30 a.m. Friday and Saturday. The restaurant will be closed on Sundays. These hours are consistent with the City's standard hours of operation for ABC Type "41" licensed restaurant establishments. 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 "On-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. 1872-26 for Conditional Use Permit No. CUP-299-2026.

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 "41" 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 tenant

CASE NUMBER CUP-299-2026

space. A restaurant with alcohol sales is a conditionally permitted use, and addition of the ABC license 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. 1872-26, approving Conditional Use Permit No. CUP-299-2026, subject to the recommended Conditions of Approval.

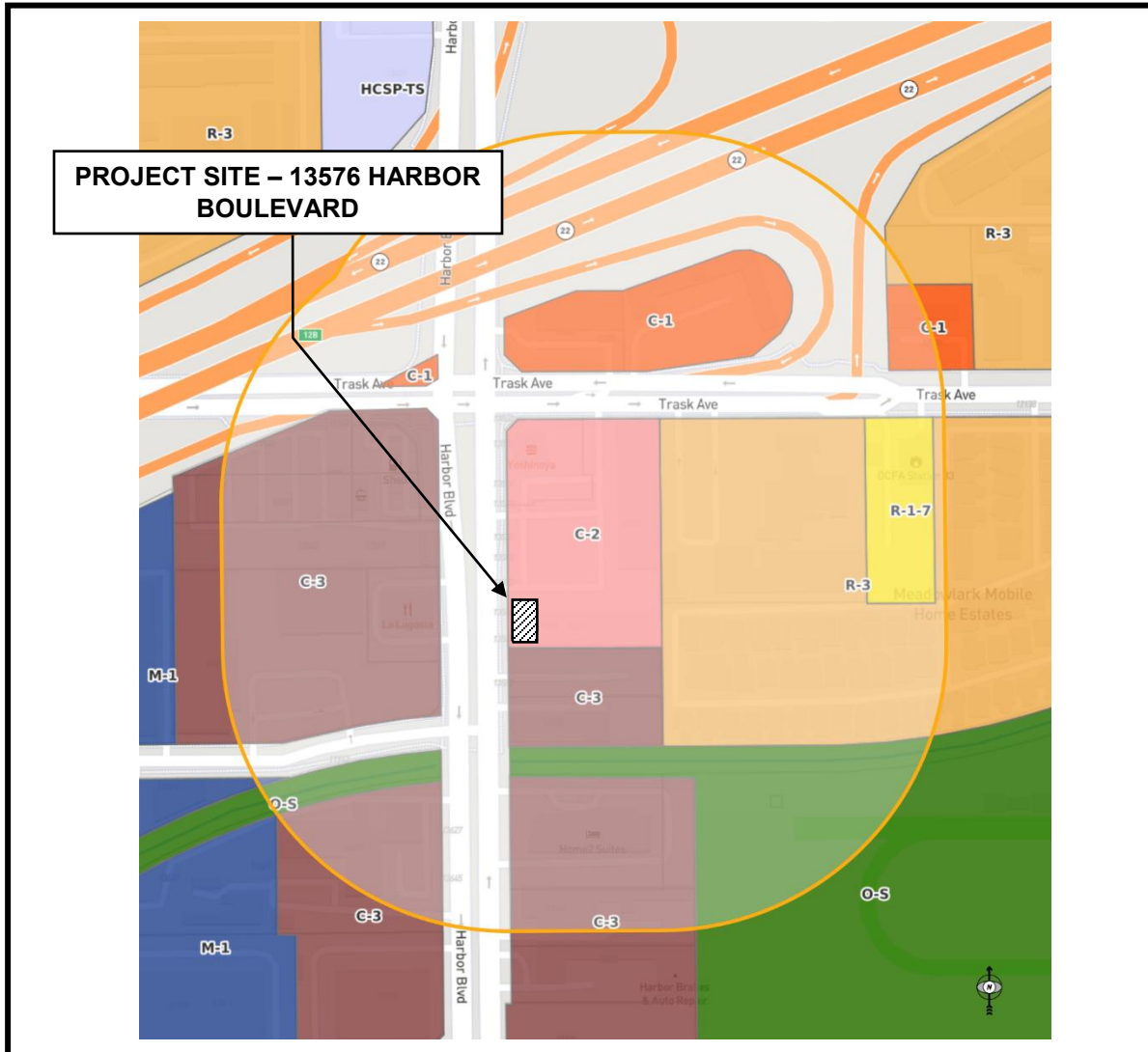


Maria Parra
Planning Services Manager





By: Jun Kim
Assistant Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Decision No. 1872-26 with Exhibit "A" – Conditions of Approval



LEGEND

-  SUBJECT SITE(S) – 13576 HARBOR BOULEVARD
-  500 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 13576 HARBOR BOULEVARD
2. ZONING: C-2 (NEIGHBORHOOD COMMERCIAL)

Owner:

HARBOR DAY LLC
4751 WILSHIRE BLVD #203
LOS ANGELES, CA 90010

Project:

RESTAURANT - TENANT IMPROVEMENT
13575 HARBOR BLVD,
GARDEN GROVE, CA 92843

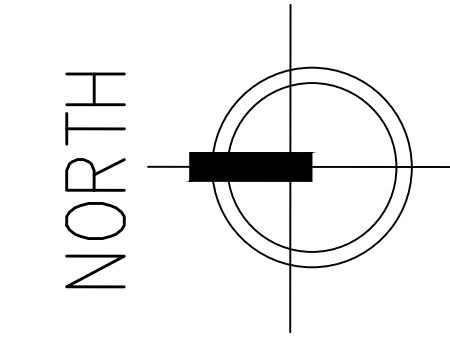
Agency:

Project Number: 26-01
Drawn By: S.H
City Submittal:
Checked By:
Date: 04/22/26

Title:

SITE
PLAN

Sheet:
A-1



SCALE: 1"=10'-0"

- 1. ZONE
GARDEN GROVE
- 2. LEGAL DESCRIPTION

PARCEL A:
PARCEL 1 OF PARCEL MAP NO. 88-295, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 12 AND 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

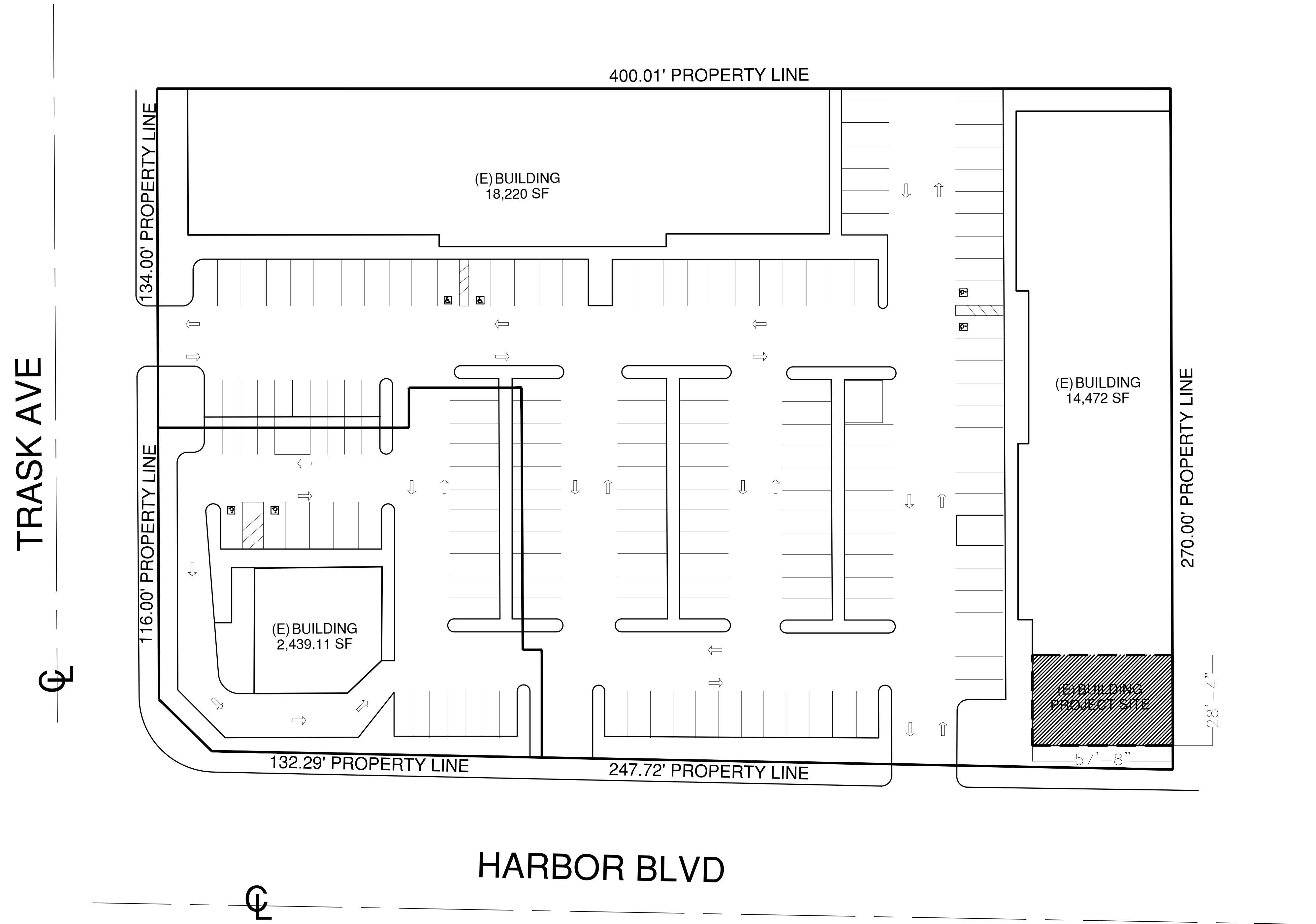
PARCEL B:
A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, PARKING, DRAINAGE AND UTILITIES, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DECLARATION OF ESTABLISHING EASEMENTS RIGHTS FOR HARBOR COURT RECORDED JANUARY 19, 1989 AS INSTRUMENT NO. 89-032960 OF OFFICIAL RECORDS.

3. PROJECT DESCRIPTION

LAND USE CLASSIFICATION: C-2
EXISTING USE: COMMERCIAL RESTAURANT
PROPOSED USE: COMMERCIAL RESTAURANT

UTILITY SERVICES

| | | |
|------------|-------|--------------------------------|
| WATER | ----- | CITY OF GARDEN GROVE |
| SEWER | ----- | CITY OF GARDEN GROVE |
| GAS | ----- | SOUTHERN CALIFORNIA GAS CO. |
| ELECTRICAL | ----- | SOUTHERN CALIFORNIA EDISON CO. |
| TELEPHONE | ----- | AT&T |
| SCHOOL | ----- | GARDEN GROVE SCHOOL DISTRICT |
| FIRE | ----- | ORANGE COUNTY FIRE AUTHORITY |
| SHRIF | ----- | GARDEN GROVE POLICE DEPARTMENT |



SITE PLAN

CUP-299-2026

Architect:

S & H DEVELOPMENT
1280 PALM ST. UNIT B
GARDEN GROVE, CA 92840
(714) 271-3085

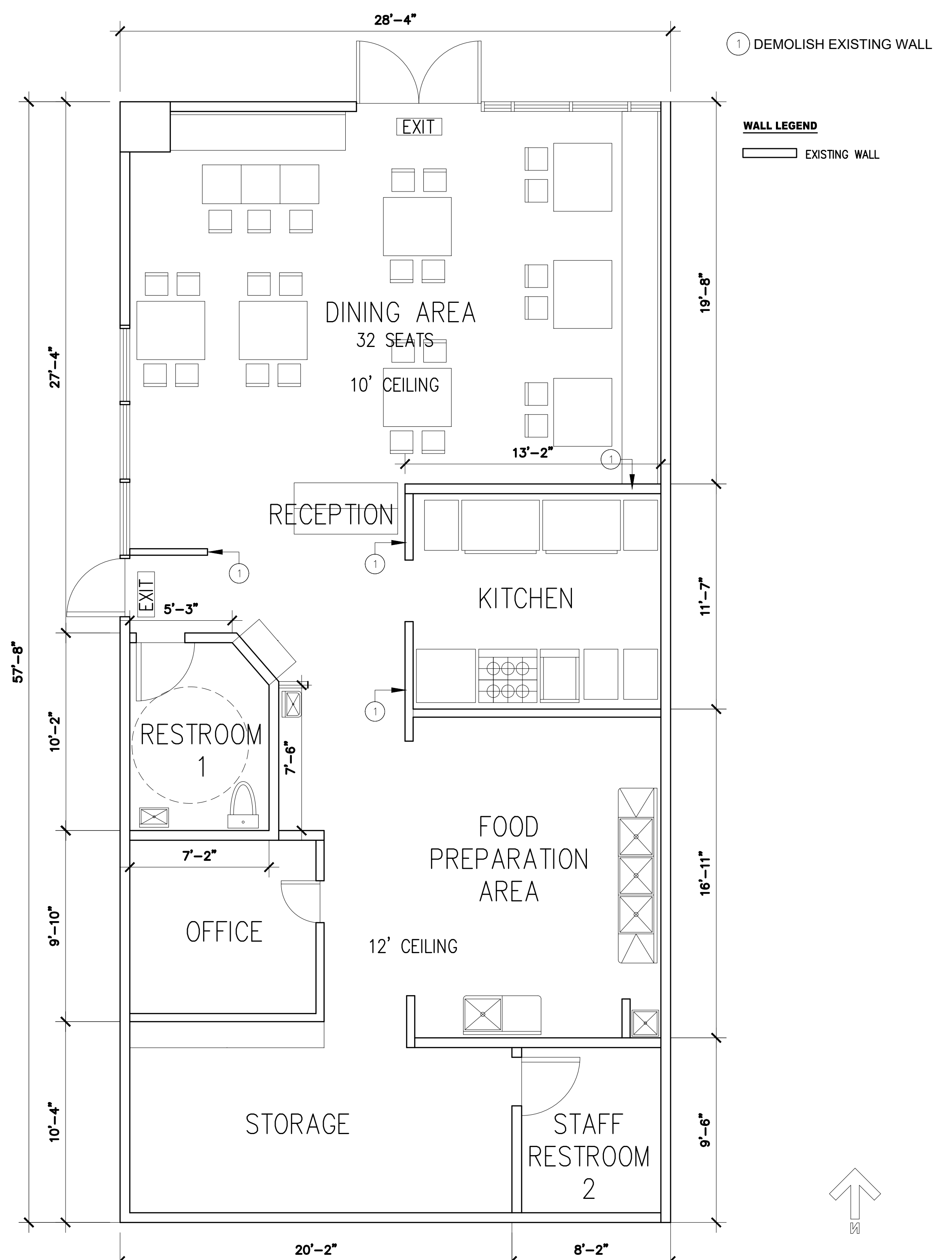
Owner:
HARBOR DAY LLC
4751 WILSHIRE BLVD #203
LOS ANGELES, CA 90010

Project:
RESTAURANT - TENANT IMPROVEMENT
13575 HARBOR BLVD,
GARDEN GROVE, CA 92843

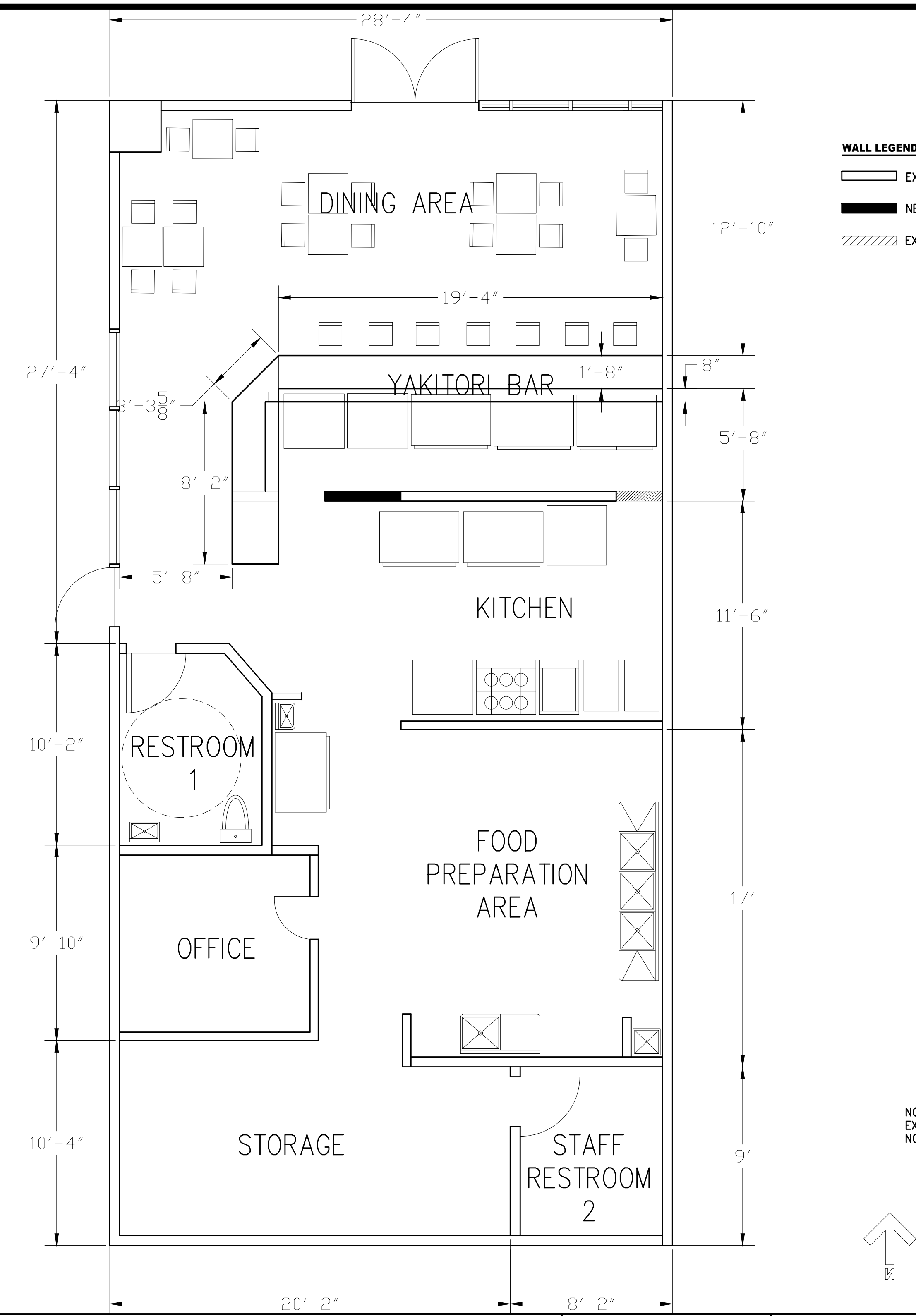
Agency:
Project Number: 26-01
Drawn By: S.H.
City Submittal:
Checked By:
Date: 04/22/26

Title:
FLOOR PLAN & ELEVATION

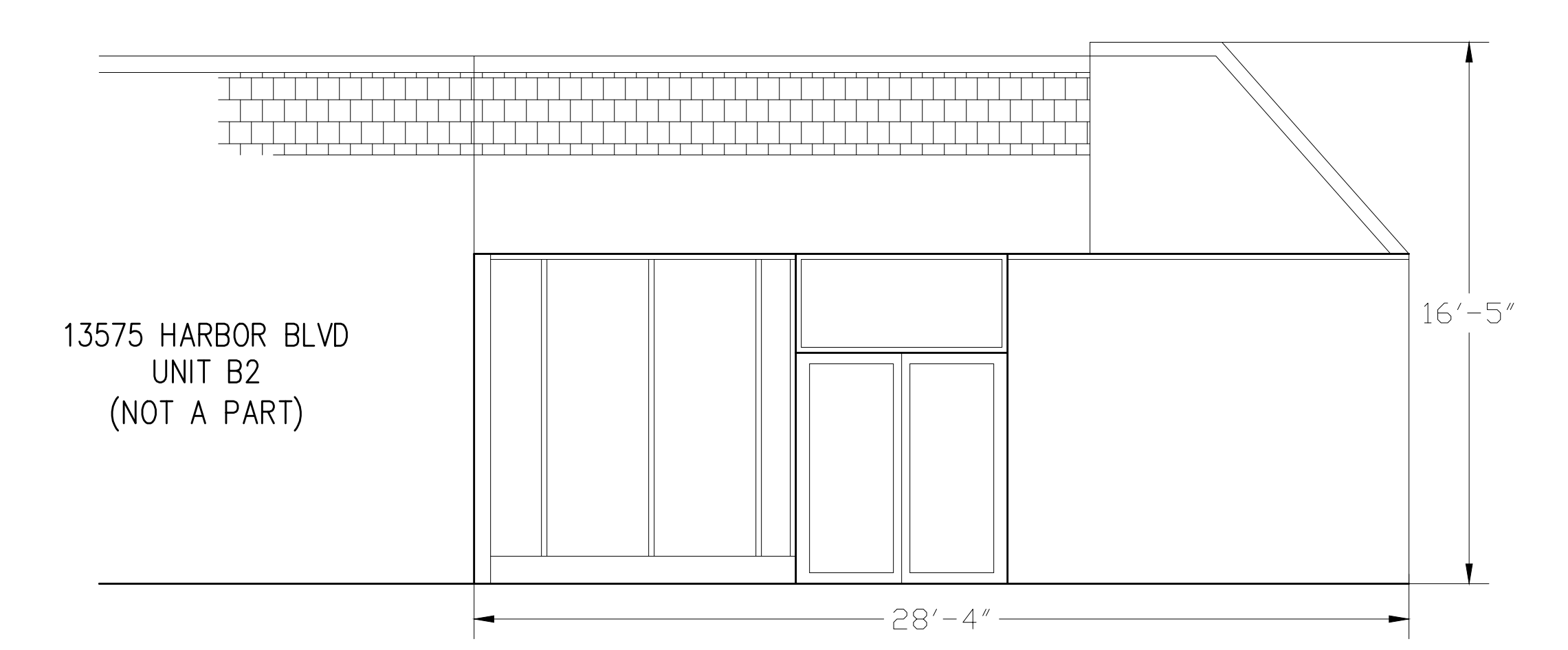
Sheet:
A-2



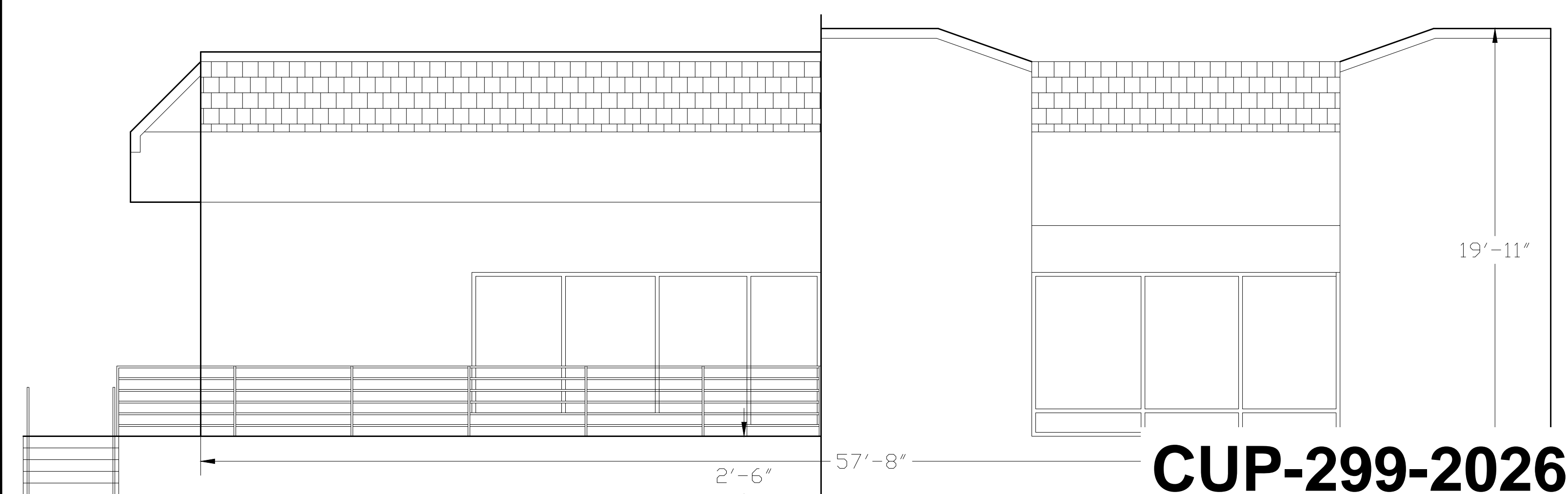
EXISTING FLOOR PLAN SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"



EX. NORTH BUILDING ELEVATION - TO REMAIN SCALE: 1/4" = 1'-0"



EX. WEST BUILDING ELEVATION - TO REMAIN SCALE: 1/4" = 1'-0"

CUP-299-2026

JOB NO: 190139 DATE PLOTTED: 4/23/26

DECISION NO. 1872-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-299-2026, FOR A PROPERTY LOCATED ON THE SOUTHEAST CORNER OF HARBOR BOULEVARD AND TRASK AVENUE, AT 13576 HARBOR BOULEVARD, SUITE B1, ASSESSOR'S PARCEL NO. 101-080-75.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-299-2026, for a property located on the southeast corner of Harbor Boulevard and Trask Avenue, at 13576 Harbor Boulevard, Suite B1, Assessor's Parcel No. 101-080-75, and hereby determines that public convenience or necessity would be served by issuance of an Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & Wine - Eating Place) License at this location.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-299-2026, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Sheila Harianto, with the authorization of the property owners: Harbor Day LLC, 13552 Garden Grove LLC, SB Harbor Court LLC.
2. The applicant is requesting to allow a new restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & Wine - Eating Place) 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 property has a General Plan Land Use Designation of IW (International West Mixed Use), and is zoned C-2 (Community Commercial). The subject site is improved with a multi-tenant commercial center, known as the Harbor Court Plaza. The proposed tenant would occupy a 1,634 square-foot tenant space within a multi-tenant inline building.
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 June 11, 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 June 11, 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 IW (International West Mixed Use), and is zoned C-2 (Community Commercial). The subject site is adjacent to Heavy Commercial (C-3) zoned properties to the south and to the west, across Harbor Boulevard Neighborhood Commercial (C-1) zoned property to the north, across Trask Avenue, and Multiple-Family Residential (R-3) zoned properties to the east.

The specific tenant space under application is an approximately 1,634 square-foot restaurant, and would be improved with a customer dining area comprised of sixteen (16) seats, a yakitori bar comprised of seven (7) seats, a kitchen, a food preparation area, a storage room, an office, a restroom, and a staff restroom, which is subject to the approval of tenant improvement plans and building permits. No exterior changes are proposed to the proposed restaurant.

The applicant is requesting approval of a Conditional Use Permit to allow the restaurant to operate with an ABC Type "41" (On-Sale Beer & 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 an original ABC license.

Yoka Yoka Japanese Cuisine would operate as a Japanese Izakaya-style restaurant that would offer a curated dining experience focused on small plates and grilled items. The service of beer, wine, and sake is intended to complement meals, and enhance the dine-in experience. Sales of alcohol would be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food.

The subject property is located in a high-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. 146.
- The crime count for the District is 98.
- 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 42% 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. 891.02.

- ABC Census Reporting District No. 891.02 allows for nine (9) on-sale licenses within the District. Currently, there are two (2) on-sale licenses in the District. The approval of this CUP would increase the number of on-sale ABC License in the District 891.02 by one (1), and the total number of on-sale licenses in the District will be three (3). This will result in an under-concentration of on-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 a restaurant with an ABC Type "41" (On-Sale Beer & Wine - Eating Place) License. The addition of the new ABC Type "41" License would provide and maintain an amenity that enhances the dining experience at the restaurant. 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-299-2026.

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 IW (International West Mixed Use), and is zoned C-2 (Community Commercial). The IW designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. 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 IW Land Use Designation, and the C-2 zone. Further, the subject proposal would be 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 proposed restaurant is located along Harbor Boulevard, and in an area already developed with residential, restaurant, retail, tourist, and other commercial services. The shopping center the subject restaurant is located in features a wide variety of existing commercial uses, including but not limited to: restaurants, barbershop, a pool hall, liquor store, laundromat, and offices. The addition of alcohol sales to the restaurant would 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.

The request is to serve alcohol at a new restaurant. The location of the restaurant is within an existing commercial center, with a variety of commercial uses. Directly adjacent to the subject use are similar restaurant uses. Sales of alcohol uses are compatible with these uses, and other lighter commercial uses. Furthermore, provided the 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.

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 sale of alcohol at a new restaurant, Yoka Yoka Japanese Cuisine. The service of alcohol is intended to enhance the dining experience at the

restaurant. This would enhance the community by providing another unique dining opportunity.

Goal 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 the service of alcohol at Yoka Yoka Japanese Cuisine would add an additional amenity to the new restaurant that enhances the customer dining experience. The restaurant would enhance the local community, while also contributing to the mix of retail, personal, and commercial services along a major commercial corridor. The area surrounding the subject restaurant features a wide variety of existing commercial uses, including but not limited to: restaurants, barbershop, a pool hall, liquor store, laundromat, and 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, the Harbor Court Plaza 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 applicant is requesting approval of a Conditional Use Permit to allow the restaurant to operate with an ABC Type “41” (On-Sale Beer & Wine - Eating Place) License. The proposed Conditional Use Permit is intended to provide additional amenities to the new restaurant. Should the Conditional Use Permit be approved, the City is providing to new businesses all the 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 ABC Type “41” (On-Sale Beer & Wine - Eating Place) 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 proposed restaurant 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 C-2 (Community Commercial) zone by providing the sale of alcohol at a restaurant. The proposed restaurant would operate from Monday through Thursday from 4:00 p.m. to 11:00 p.m., and Friday and Saturday from 4:00 p.m. to 12:30 a.m. The restaurant will be closed on Sundays. The hours of operation are consistent with the City's standard hours of operation for ABC Type "41" restaurant establishments. The 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 will 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.

There are no proposed alterations to the overall function of the site, with changes only proposed to the interior of the tenant space. All site improvements are existing. No exterior changes are proposed to the proposed 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 southeast corner of Harbor Boulevard and Trask Avenue, which are fully developed streets that provide adequate traffic circulation and driveway access to the site and the 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. There are no proposed alterations to the overall function of the site, with changes only proposed to the interior of the tenant space. No exterior changes are proposed to the proposed restaurant. Similarly, there are no proposed changes to the existing commercial center parking lot, landscaping, or other site improvements. 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-299-2026.

EXHIBIT "A"

Conditional Use Permit No. CUP-299-2026

13576 Harbor Boulevard, Suite B1

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, Sheila Harianto, the current property owner, Harbor Day LLC, 13552 Garden Grove LLC, and SB Harbor Court 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-299-2026 only authorizes the operation of a 1,634 square-foot restaurant with an Alcoholic Beverage Control Type "41" (On-Sale Beer & Wine - Eating Place) License as identified on the plans submitted by the applicant and made part of the record of the June 11, 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 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 amusement devices permitted on the premises at any time.
 30. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
 31. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.

Conditional Use Permit No. CUP-299-2026
Conditions of Approval

32. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
33. 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.
34. 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.
35. The applicant shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
36. The applicant 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.
37. 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.
38. 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.
39. 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.
40. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community

Department, Planning Services Division. No advertising material shall be placed thereon.

41. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
42. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
43. 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.
44. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
45. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-299-2026 shall be kept on the premises at all times.
46. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-299-2026 and his/her agreement with all conditions of the approval.
47. 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.
48. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed at any time, in order to determine if the business is operating in compliance.
49. 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-299-2026. 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.

50. 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 Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-299-2026 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. 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-299-2026 shall expire if the building permits for the project expire.
51. 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 and Economic 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.
52. 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

53. All work shall comply with the latest California Building Standards Code and City Ordinances.
54. Path of travel improvements are required per California Building Code (CBC) Chapter 11B.

Public Works Water Services Division

55. The applicant is advised that if tenant improvements occur that affect fire service upgrades due to modifications, alterations, or new installation of the fire sprinkler system, the following conditions shall apply:
- a. 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 the applicant per City Standards.
 - b. Water meters shall be located within the City right-of-way or within a dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
 - c. 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 applicant 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. The applicant must open a water account upon installation of RPPD device.
 - d. It shall be the responsibility of the applicant 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.
 - e. A composite utility site plan shall be part of the tenant improvement plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.
 - f. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

- g. 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 applicant. The above-ground assembly shall be screened from public view as required by the Planning Division.
 - h. 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.
- 56. 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.
- 57. If needed, the applicant shall install a new sewer lateral with clean out connecting to existing private sewer system on-site. It is the responsibility of the owner to install an appropriately sized sewer lateral.
- 58. Contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.