



AGENDA

ZONING ADMINISTRATOR MEETING

JULY 9, 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-300-2026](#)

APPLICANT: NS Liquor LLC (Nouh Sedra)

LOCATION: 9240 Garden Grove Boulevard, Unit G17

REQUEST: A request for Conditional Use Permit approval to allow a new liquor store to operate with a new original Alcoholic Beverage Control (ABC) "Type 21" (Off-Sale General) License. In addition, a recommendation that the Zoning Administrator revoke the previous Conditional Use

Permit No. CUP-075-2016. 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-300-2026 pursuant to the recommended Conditions of Approval.

3. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 2.a.	SITE LOCATION: Southside of Garden Grove Boulevard, Between Cannery Street and Casa Linda Lane, at 9240 Garden Grove Boulevard, Unit Nos. G16 and G17
HEARING DATE: July 9, 2026	GENERAL PLAN: RC2 (Residential/Commercial Mixed Use 2)
CASE NO.: Conditional Use Permit No. CUP-295-2026	ZONE: GGMU-2 (Garden Grove Boulevard Mixed Use 2)
APPLICANT: Nouh Sedra of NS Liquor LLC	APN: 098-571-07
PROPERTY OWNER: Wang Family Investment, LLC	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities

REQUEST:

A request for Conditional Use Permit approval to allow a new liquor store to operate with a new original Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. In addition, a recommendation that the Zoning Administrator revoke Conditional Use Permit No. CUP-075-2016, which previously governed the tenant space. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

BACKGROUND:

The subject site is approximately 1.83 acres, and is currently improved with a multi-tenant commercial shopping center. The center is located on the south side of Garden Grove Boulevard, between Cannery Street and Casa Linda Lane. The commercial center is currently occupied by a variety of uses, including restaurants, administrative offices, personal services, and a beauty college.

The subject property has a General Plan Land Use Designation of RC2 (Residential/Commercial Mixed Use 2), and is zoned GGMU-2 (Garden Grove Boulevard Mixed Use 2). The shopping center is adjacent to R-3 (Multiple-Family Residential) zoned properties to the south, R-1 (Single-Family Residential) zoned properties to the north, across Garden Grove Boulevard, and GGMU-2 zoned properties to the east and west.

The specific tenant space under application is an approximately 2,112 square-foot space located on the western portion of the property.

CASE NUMBER CUP-300-2026

Conditional Use Permit No. CUP-075-2016 previously allowed for the operation of an educational institution in Unit Nos. G15, G16, and G17.

According to Business Tax records, an educational institution has not been in operation since February 2020. Unit G15 is currently operated by a sign company, and Units G16 and G17 are currently vacant.

The applicant has leased Units G16 and G17 with the intent to operate a new liquor store, which will require approval of building permits for interior tenant improvements. The applicant is requesting approval of a Conditional Use Permit to allow the new liquor store 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. Section 9.18.060.020 of the Garden Grove Municipal Code (GGMC) requires a CUP when there is an application for an original ABC license.

The property owner of record, Wang Family Investment, LLC have provided a letter requesting the Zoning Administrator to revoke CUP-075-2016 for the previous education institution.

DISCUSSION:

The proposed liquor store would have a total floor area of approximately 2,112 square feet, occupying Unit Nos. G16 and G17. Within the tenant space, the liquor store would provide areas for retail, transaction counter, shopping aisles, beverage coolers, storage, and a large walk-in cooler for the sale of specialty alcoholic beverages. Proposed improvements would be subject to the approval of tenant improvement plans and building permits. In addition to the sale of alcohol, the liquor store would also sell grocery items, lottery products, tobacco products, and non-alcoholic beverages. There are no proposed changes to the exterior of the building, parking lot, or other site improvements. According to GGMC standards, no additional parking would be required to accommodate the proposed business.

The business would operate between the hours of 7:00 a.m. and 12:00 a.m., Sunday through Thursday, and 7:00 a.m. and 2:00 a.m. on Friday and Saturday. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

The subject property is located in a low-crime district, and in an area with an under concentration of "Off-Sale" ABC licenses. Therefore, a find of public convenience or necessity is not required. A summary of the district can be found in Decision No. 1873-26.

The request has been reviewed by the Community Development Department and the Police Department. All standard conditions of approval 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 public or private structures and facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject request would allow the operation of a new liquor store with the alcohol sales within an existing tenant space. A liquor store is a conditionally permitted use and the addition of the ABC License does not involve the intensification 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. 1873-26, approving Conditional Use Permit No. CUP-300-2026, subject to the recommended Conditions of Approval, and revoke Conditional Use Permit No. CUP-075-2016.



Maria Parra
Planning Services Manager

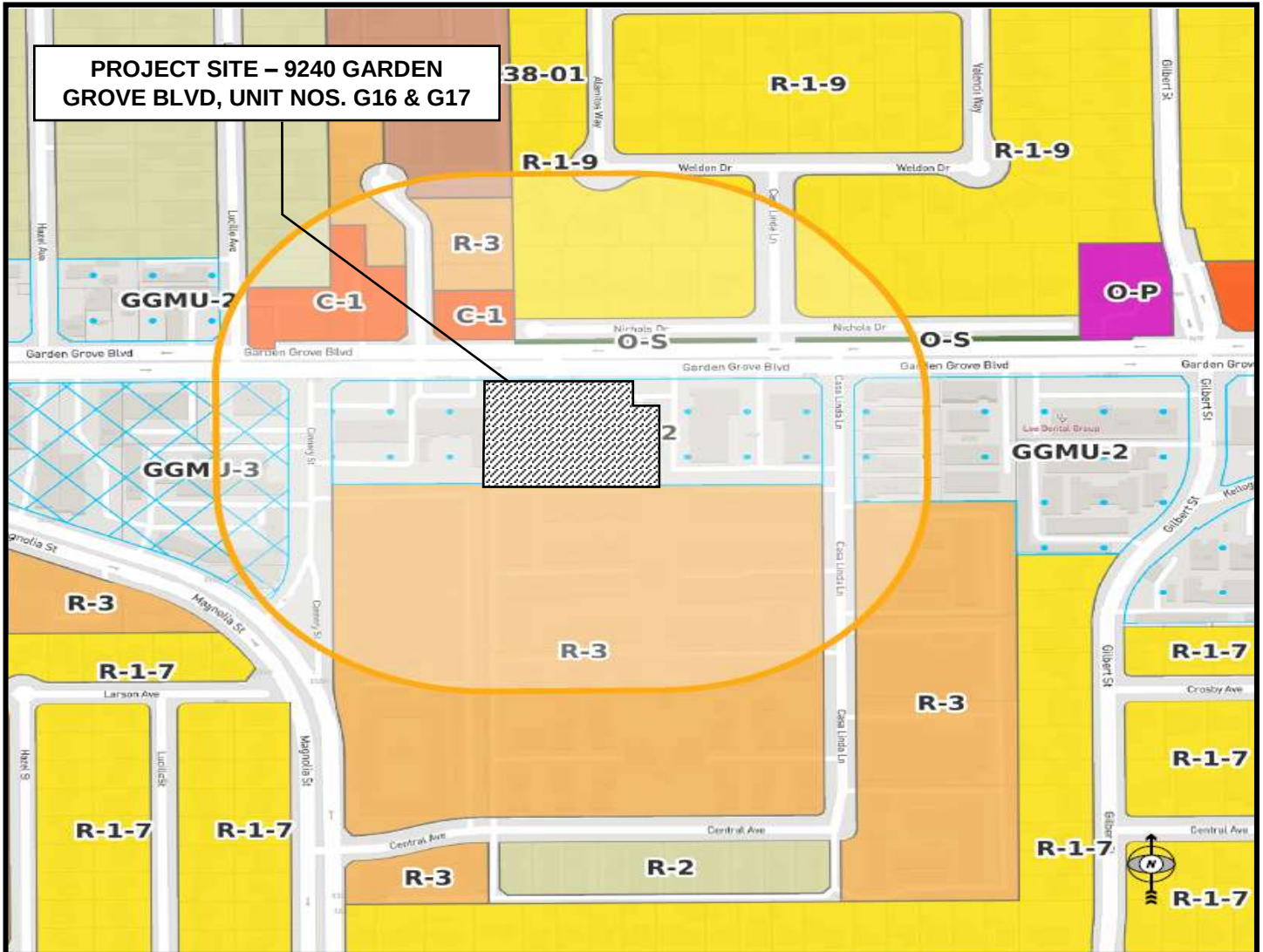


By: Zachary Hernandez
Assistant Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Decision No. 1873-26 with Exhibit "A" – Conditions of Approval



CONDITIONAL USE PERMIT NO. CUP-300-2026



LEGEND



SUBJECT SITE(S) – 9240 GARDEN GROVE BLVD., UNIT NOS. G16 & G17



500 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 9240 GARDEN GROVE BLVD., UNIT NOS. G16 & G17
2. ZONING: GGMU-2 (GARDEN GROVE MIXED USE 2)



GARDEN GROVE BLVD

CANNERY ST

KA-JU
PLAZA

PROPOSED
LIQUOR
STORE
(G17)

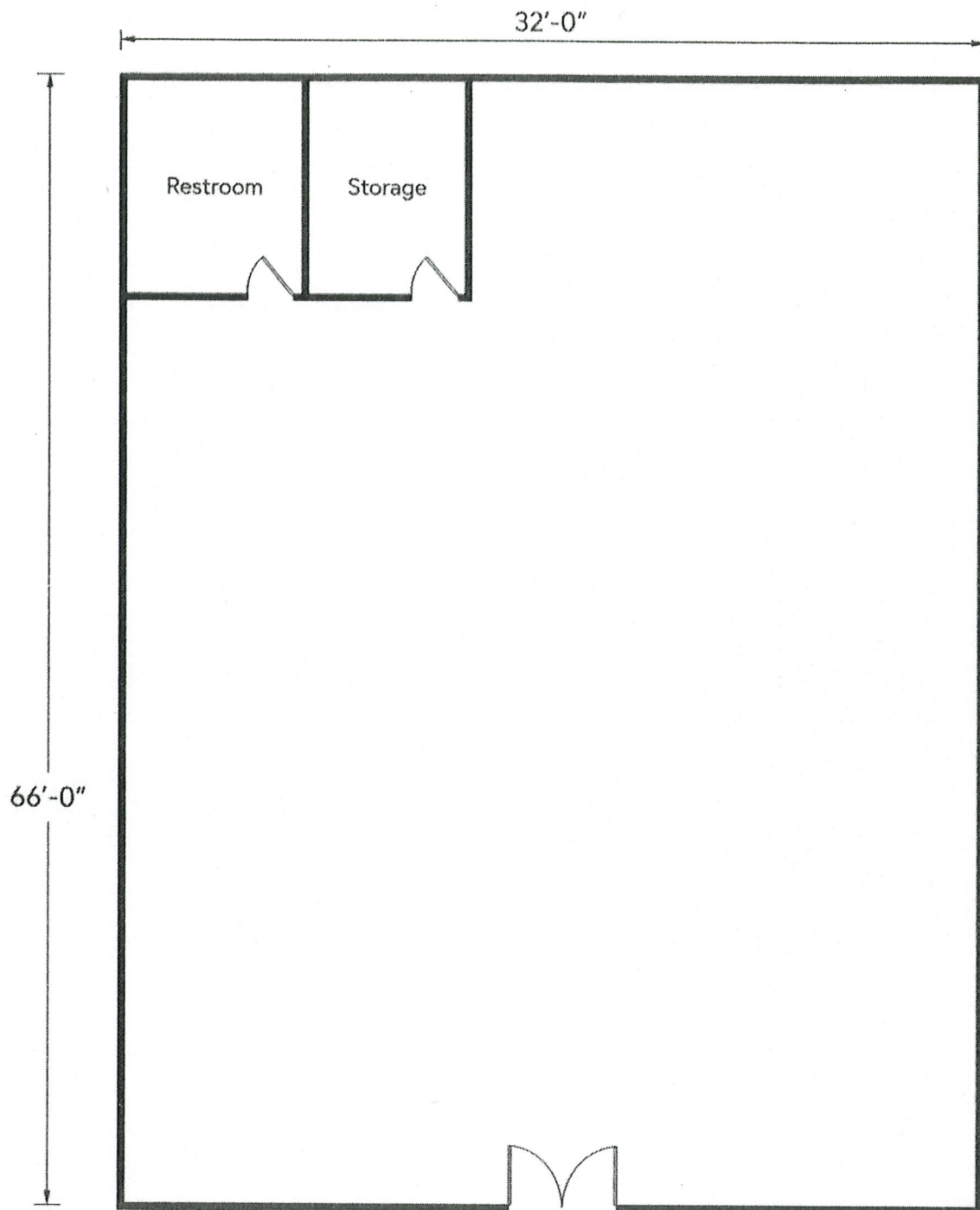
PARKING LOT

SITE PLAN

 PROPOSED LIQUOR STORE (G17)

9240 Garden Grove Blvd, #G17
Garden Grove, CA 92844

CUP-2023-2026



Current Floor plan

PROJECT:

LIQUOR STORE LAYOUT

9240 GARDEN GROVE BLVD
GARDEN GROVE, CA 92844

DRAWING TITLE:

FLOOR PLAN

Current Floor plan

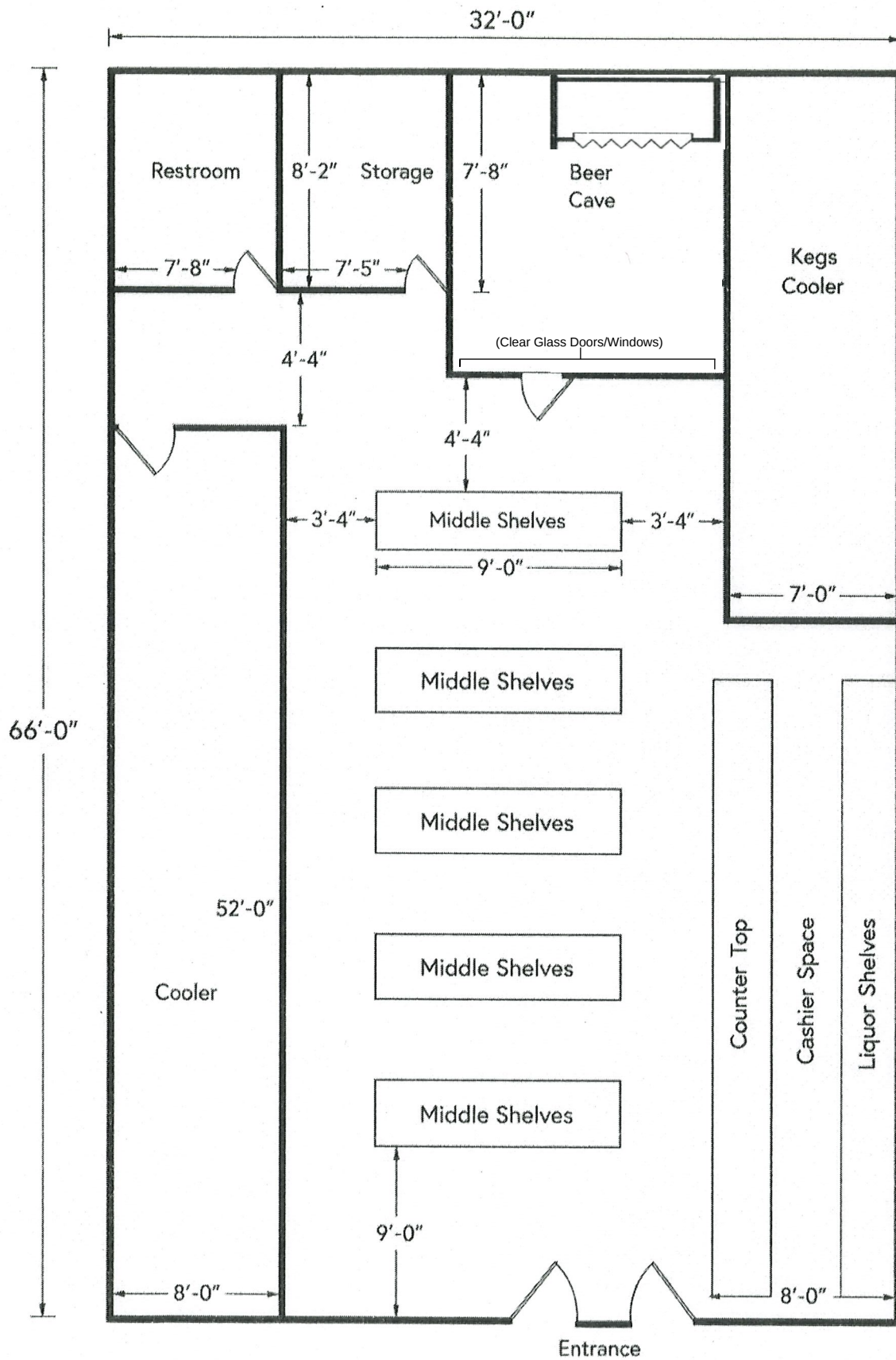
SCALE:

1/4" = 1'-0"

DATE:

MAY 12, 2026





PROJECT:

LIQUOR STORE LAYOUT

9240 GARDEN GROVE BLVD
GARDEN GROVE, CA 92844

DRAWING TITLE:

FLOOR PLAN

SCALE:

1/4" = 1'-0"

DATE:

MAY 12, 2026



DECISION NO. 1873-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-300-2026 AND REVOKING CONDITIONAL USE PERMIT NO. CUP-075-2016 FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN CANNERY STREET AND CASA LINDA LANE, AT 9240 GARDEN GROVE BOULEVARD, UNIT NOS. G16 AND G17, ASSESSOR'S PARCEL NO. 098-571-07.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-300-2026, for a property located on the south side of Garden Grove Boulevard, between Cannery Street and Casa Linda Lane, at 9240 Garden Grove Boulevard, Unit Nos. G16 and G17, Assessor's Parcel No. 098-571-07, subject to the Conditions of Approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-300-2026, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Nouh Sedra of NS Liquor LLC, with the authorization of the property owner, Wang Family Investment, LLC.
2. The applicant is requesting Conditional Use Permit approval to allow a new liquor store to operate with a new original Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. In addition, a recommendation that the Zoning Administrator revoke Conditional Use Permit No. CUP-075-2016, which previously governed the tenant space.
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 RC2 (Residential/Commercial Mixed Use 2), and is zoned GGMU-2 (Garden Grove Boulevard Mixed Use 2). The subject site is an approximately 1.83-acre multi-tenant commercial shopping center.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on July 9, 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 on July 9, 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, are as follows:

FACTS:

The subject site is improved with an existing multi-tenant commercial shopping center, located on the south side of Garden Grove Boulevard, between Cannery Street and Casa Linda Lane. The subject property is zoned GGMU-2 (Garden Grove Boulevard Mixed Use 2) and has a General Plan Land Use Designation of RC2 (Residential/Commercial Mixed Use 2). The subject property is adjacent to R-3 (Multiple-Family Residential) zoned properties in the south, R-1 (Single-Family Residential) zoned properties to the north, across Garden Grove Boulevard, and GGMU-2 zoned properties to the east and west.

The specific tenant space under application is an approximately 2,112-square-foot space, at 9240 Garden Grove Boulevard. The subject space was previously occupied by an educational institution which operated in Unit Nos. G15, G16, and G17, governed by Conditional Use Permit No. CUP-075-2016, which will be revoked as part of the request. The application is requesting approval of a Conditional Use Permit to allow the operation of a new liquor store 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 requires the approval of a Conditional Use Permit when there is an application for an original ABC license.

The business would offer a variety of grocery items, lottery products, non-alcoholic beverages, and tobacco products in addition to the sale of alcohol. The business would operate between the hours of 7:00 a.m. and 12:00 a.m., Sunday through Thursday, and 7:00 a.m. and 2:00 a.m. on Friday and Saturdays.

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

- The subject site is located in Crime Reporting District No. 85.
- The crime count for the District is 79.
- Average crime count per district in the City is 69.
- A district considered high when it exceeds the citywide average by 20%.
- The subject District has a crime count 14% above the citywide average; therefore, it is considered a low crime area.
- The subject district is located in Alcoholic Beverage Control Census Report District No. 887.02.
- ABC Census Reporting District No. allows for three (3) off-sale license within the District. Currently, there are two (2) off-sale license in the District. The

approval of this Conditional Use Permit would increase the number of off-sale ABC License in District 887.02 by one (1), and the total number of off-sale licenses in the district would be three (3). This will result in an even-concentration of off-sale ABC licenses within the district.

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

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for a Type "21" License would apply.

FINDINGS AND REASONS:

CONDITIONAL USE PERMIT

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

The property has a General Plan Land Use Designation of RC2 (Residential/Commercial Mixed Use 2), and is zoned GGMU-2 (Garden Grove Boulevard Mixed Use 2). The RC2 designation is intended to provide for a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments. The purpose of the GGMU-2 zone is to provide for commercial and residential uses to be developed as integrated developments either on a single development site or as complementary uses within a district. The proposed use would meet the intent of the RC2 General Plan Land Use Designation and GGMU-2 zone. Further, the subject proposal would be consistent with several General Plan Goals, Policies, and Implementation Programs, including specifically:

Policy LU-1 The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.

The proposed use would add an additional service to the existing shopping center, and serve the anticipated needs of the community. The project would comply with the requirements of the Municipal Code for "Liquor Store" uses. The request would allow a proposed liquor store have an ABC license to sell beer, wine, and spirits, which would be an additional amenity to the surrounding community. Therefore, the proposed use would contribute to its surroundings, and could help the City meet the needs of the growing community.

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

The subject request for a Conditional Use Permit would allow a new liquor store to sell alcoholic beverages for off-site consumption. This would increase the variety of services within the subject commercial center, and in the immediate neighborhood. With the subject request, the proposed use would further enhance the variety of commercial and personal services already in the area.

Goal LU-2.4 Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

The site is located within a neighborhood that has a mix of different uses and development patterns, including residential, retail, restaurant, office, and personal service uses. The sale of alcohol in a new liquor store is compatible with these adjacent uses, and would not change the existing character of the commercial center, or the surrounding neighborhood. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use would be compatible with other adjacent uses.

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

The sale of alcohol in a new liquor store would enhance the vitality of the commercial shopping center. The proposed Conditional Use Permit would allow a new liquor store to operate with an original ABC Type "21" License. The proposed use would enhance the community by providing a new service for residents within the immediate vicinity.

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

The subject site is located on the south side of Garden Grove Boulevard, between Cannery Street and Casa Linda Lane. The subject request for a Conditional Use Permit would allow a new liquor store to operate with an alcohol license. With the subject request, the proposed use would further enhance the variety of commercial and personal services already in the area. By approving the subject request, the commercial facilities located along Garden Grove Boulevard would provide a variety of commercial services to meet the community's needs.

Policy SAD-1.2 Provide regular opportunities for communications between the Police Department and community members.

The Garden Grove Police Department has reviewed all relevant information pertaining to the proposed Conditional Use Permit. The intent of their review is to reduce potential crime-related activities, and to promote the safe operation of the proposed use. No concerns were raised by the Police Department regarding the proposal. Therefore, the Police Department 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 sale of alcohol in a new liquor store would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. Nor would the project interfere with the use, enjoyment, or valuation of the nearby properties, or constitute a menace to public health, safety, or general welfare. The proposed liquor store would operate between the hours of 7:00 a.m. and 12:00 a.m., Sunday through Thursday, and 7:00 a.m. and 2:00 a.m. on Friday through Saturday. The proposed Conditions of Approval would help ensure the use does not adversely affect the adjacent neighborhood. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

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. There are no proposed modifications to the site's landscaping, walls, parking, or other development features. According to Municipal Code standards, no additional parking would be required to accommodate the proposed liquor store.

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 Cannery Street and Casa Linda Lane. The site is adequately served by driveway approaches on Garden Grove Boulevard. The site is also adequately serviced by the public services facilities required such as: gas, electric, water, and sewer facilities. A part of this request, only interior improvements would be made. 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-300-2026.

EXHIBIT "A"

Conditional Use Permit No. CUP-300-2026

9240 Garden Grove Boulevard, Unit Nos. G16 and G17

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval," as prepared by the City Attorney's Office, within thirty (30) days of approval.
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, Nouh Sedra of NS Liquor LLC, the current property owner, Wang Family Investment, LLC, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to 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-300-2026 authorizes the operation of an approximately 2,112-square-foot liquor store with an Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License as identified on the plans submitted by the applicant and made part of the record of the July 9, 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 specific, 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 project and/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 7:00 a.m. and 12:00 a.m., Sunday through Thursday, and 7:00 a.m. and 2:00 a.m. on 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 be resolved by modifying the hours of operation.
8. All walk-in coolers intended for customer use shall be comprised of transparent glass with complete viewpoint from other areas of the tenant space.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. In the event security-related problems occur, and at the request of the Police Department, the permittee, at their own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
11. The sale of alcoholic beverages for consumption on the premises is prohibited. Consumption of alcoholic beverages shall no occur anywhere on site or within the premises.
12. All pay phones located on the property, adjacent to the premises, shall be limited to out-going calls only. This conditional shall be complied with within thirty (30) days following approval of this application.
13. 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 on an ABC approved "Responsible Beverage Service (RBS) Training" program.

Conditional Use Permit No. CUP-300-2026

Conditions of Approval

14. 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 the disciplinary action, the Conditional Use Permit shall be represented to the Planning Commission for review or further consideration.
15. 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).

Code Enforcement

16. If applicable, the applicant shall acquire all necessary permits and approvals for the sale of tobacco and tobacco related products, including a Tobacco Retailer License. The applicant shall abide by all Federal, State and Local code sections pertaining to tobacco, in addition to Section 6.40.020 of the Municipal Code.

Building and Safety Division

17. All work shall comply with the latest edition of the California (CA) Building Standards Code (CBC) at the time of permit application.
18. The applicant shall submit Tenant Improvement plans for Building Permit Plan Check review for the change in use.

Engineering Division

19. 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.

Orange County Fire Authority

20. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including, but not limited to, the Fire Master Plan.

Water Services Division

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

Conditional Use Permit No. CUP-300-2026

Conditions of Approval

21. 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's contractor per City Standards.
22. Water meters shall be located within 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 a contractor with a Class A or C-34 license, per City water standards, and inspected by an approved Public Works inspection.
23. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall 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 the RPPD device.
24. 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 inspection after permits have been obtained.
25. A composite utility site plan shall be part of the building permit plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.
26. Any new or existing water valve located within a new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
27. If required, fire service shall have an above-ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by GGMC Section 9.12.040.10.G.
28. There is a ten-foot (10'-0") water easement for an existing eight-inch (0'-8") AC water main westerly of the property and there shall be a minimum twenty-

foot (20'-0") clearance of any new building footings from edge of water easement. Clearances less than twenty feet (20'-0") shall be reviewed by Water Engineering.

29. There shall be no new structures or utilities built on or crossing water or sewer main easements.
30. No permanent structures, trees, or deep-rooted plants shall be placed over water mains.
31. New utilities shall have a minimum five-foot (5'-0") horizontal and one-foot (1'-0") vertical clearance from water main and appurtenances.
32. 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.
33. In needed, the 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.
34. The contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.

Community Development Department

35. This approval shall allow the operation of a liquor store with alcoholic beverage sales.
36. No outdoor storage or displays shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
37. 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.
38. There shall be no amusement devices permitted on the premises at any time.

Conditional Use Permit No. CUP-300-2026

Conditions of Approval

39. 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.
40. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
41. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00p.m., seven (7) days a week.
42. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
43. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant/property owner. These areas shall be swept or cleaned, either mechanically or manually on a weekly basis, to control debris.
44. All trash bins shall be kept inside trash enclosures, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times per week.
45. 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 coating 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.
46. The applicant is advised that the establishment is subject to the provision of State Labor Code Section 64.04.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
47. No roof-mounted mechanical equipment, including exhaust vents, 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.

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48. 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.
49. No satellite dish antennas shall be installed on said premises unless, and until plans have been submitted to and approved by the Community Development, Planning Services Division. No advertising material shall be placed thereon.
50. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
51. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e. banners).
52. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window areas and clear doors shall bear advertising or sign of any sort. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
53. Any modification 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.
54. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Conditional Use Permit No. CUP-300-2026, and his/her agreement with all conditions of approval within 30-days from the date of this approval.
55. A copy of the decision approving Conditional Use Permit No. CUP-300-2026, including the conditions of approval, shall be kept on the premises at all times.
56. 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.
57. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one (1) year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.

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58. 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-300-2026. 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.
59. In accordance with Garden Grove Municipal Code Section 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-300-2026 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Conditional Use Permit No. CUP-300-2026 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-300-2026 shall expire if the building permits for the project expire.
60. The applicant is advised that if the use of the establishment ceases to operate for a period of more than ninety (90) days, 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 of 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, the 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.
61. 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 (ABC) has approved the release of the ABC License.