



AGENDA

ZONING ADMINISTRATOR MEETING

JULY 23, 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-184-2020 \(REV. 2026\)](#)

APPLICANT: North Fontana Petro Inc.
LOCATION: 10602 Westminster Avenue

REQUEST: A request to modify the Conditions of Approval for Conditional Use Permit No. CUP-184-2020 to extend the hours of operation for an existing gas station convenience store. 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-184-2020 (REV. 2026) pursuant to the recommended Conditions of Approval.

3. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 2.a.	SITE LOCATION: Southwest corner of Westminster Avenue and Lake Street, at 10602 Westminster Avenue
HEARING DATE: July 23, 2026	GENERAL PLAN: LC (Light Commercial)
CASE NO.: Conditional Use Permit No. CUP-184-2020 (REV. 2026)	ZONE: C-1 (Neighborhood Commercial)
APPLICANT: North Fontana Petro, Inc.	APN: 099-481-28
PROPERTY OWNER: Zaras Oil Enterprise, Inc.	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities

REQUEST:

A request to modify the Conditions of Approval for Conditional Use Permit No. CUP-184-2020 to extend the hours of operation for an existing gas station convenience store. 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 property has a General Plan Land Use Designation of LC (Light Commercial), and is zoned C-1 (Neighborhood Commercial). The subject property is adjacent to C-1 zoned properties to the west, R-1 (Single-Family Residential) zoned properties to the north, across Westminster Avenue, C-1 zoned properties to the east, across Lake Street, and R-1 zoned properties to the south.

The subject site is approximately 20,473 square feet in size and is improved with a service station consisting of three (3) pump islands, and a 5,400 square-foot commercial building located on the south side of the property. The building includes the subject 1,458 square-foot convenience store, which serves the gas station, and an auto repair shop. The auto repair shop operates under separate ownership from the gas station.

The gas station with the convenience store has operated at this location since 1963 under different ownership. The current operator, ARCO, began operating the gas station in March 2026.

Prior to 2020, the gas station did not operate with an alcohol license. In 2020, Conditional Use Permit No. CUP-184-2020 was approved to allow the gas station's convenience store to operate with an original ABC Type "20" (Off-Sale Beer and Wine) License. The Type "20" License was issued to the previous operator by the Department of Alcoholic Beverage Control (ABC) on June 19, 2020, however, the ABC

License expired on May 31, 2021. The gas station's convenience store has operated without an ABC Licensed since that time.

The current operator has applied to operate the gas station's convenience store with a Type "20" License under CUP-184-2020. Under CUP-184-2020, the gas station and convenience store are allowed to operate from 5:00 a.m. to 11:00 p.m., seven (7) days a week. The current gas station with the convenience store operates twenty-four (24) hours a day, seven (7) days a week without the sales of alcohol.

The current owner is requesting approval to modify the existing Conditional Use Permit to extend the hours of operation of the gas station and the convenience store to twenty-four (24) hours, seven (7) days a week, which will align with the current hours of operation for the business. Under State Law, the sale of alcoholic beverages is not permitted between 2:00 a.m. to 6:00 a.m. of the same day.

Garden Grove Municipal Code Section 9.16.020.080 requires a Conditional Use Permit when there is any change in operating characteristics and/or conditions of approval from what was originally approved by the City, including any change of hours of operation.

Concurrently with this approval, a Finding of Public Convenience or Necessity will be made for ABC issue the Type "20" License to the gas station's convenience store as the crime statistics for the district have changed since approval of CUP-184-2020 as the district is now considered a high-crime.

DISCUSSION:

The convenience store is located on the east side of the existing building, and has a total area of 1,458 square feet. The store's floor plan consists of a service counter, a retail area (including display shelves, and coolers), a storage room, and two (2) restrooms (one is accessible within the retail area, the other one is accessible solely from the outside). There are no proposed changes to the interior or exterior of the tenant space.

The convenience store currently operates twenty-four (24) hours a day, seven (7) days a week. This approval will allow the convenience store to continue to operate twenty-four (24) hours, seven (7) days a week. The sale of alcoholic beverages will be permitted from 6:00 a.m. to 2:00 a.m., seven (7) days a week. Pursuant to State law, the sale of alcohol is not permitted between 2:00 a.m. and 6:00 a.m. of the same day.

At the time when CUP-184-2020 was approved, a Finding of Public Convenience or Necessity was not required as the property was located in a low-crime district. The applicant was notified by ABC that a Finding of Public Convenience or Necessity is required to issue the Type "20" License as the crime rate in the district has increased, and the district is now high-crime. Therefore, as part of this approval, a Finding of

Public Convenience or Necessity has been made, and can be found in Decision No. 1874-26 for Conditional Use Permit No. CUP-184-2020 (REV. 2026).

The Community Development Department and the Police Department have reviewed the request and are supportive of the request. The gas station and convenience store would be required to continue to operate and comply with the conditions of approval of Conditional Use Permit No. CUP-184-2020 (REV. 2026).

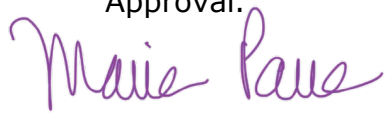
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

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). A gas station and convenience store with alcohol sales is a conditionally permitted use. The subject request for the change in operating hours does not expand the use of the gas station and associated convenience store. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1874-26, approving Conditional Use Permit No. CUP-184-2020 (REV. 2026), subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager

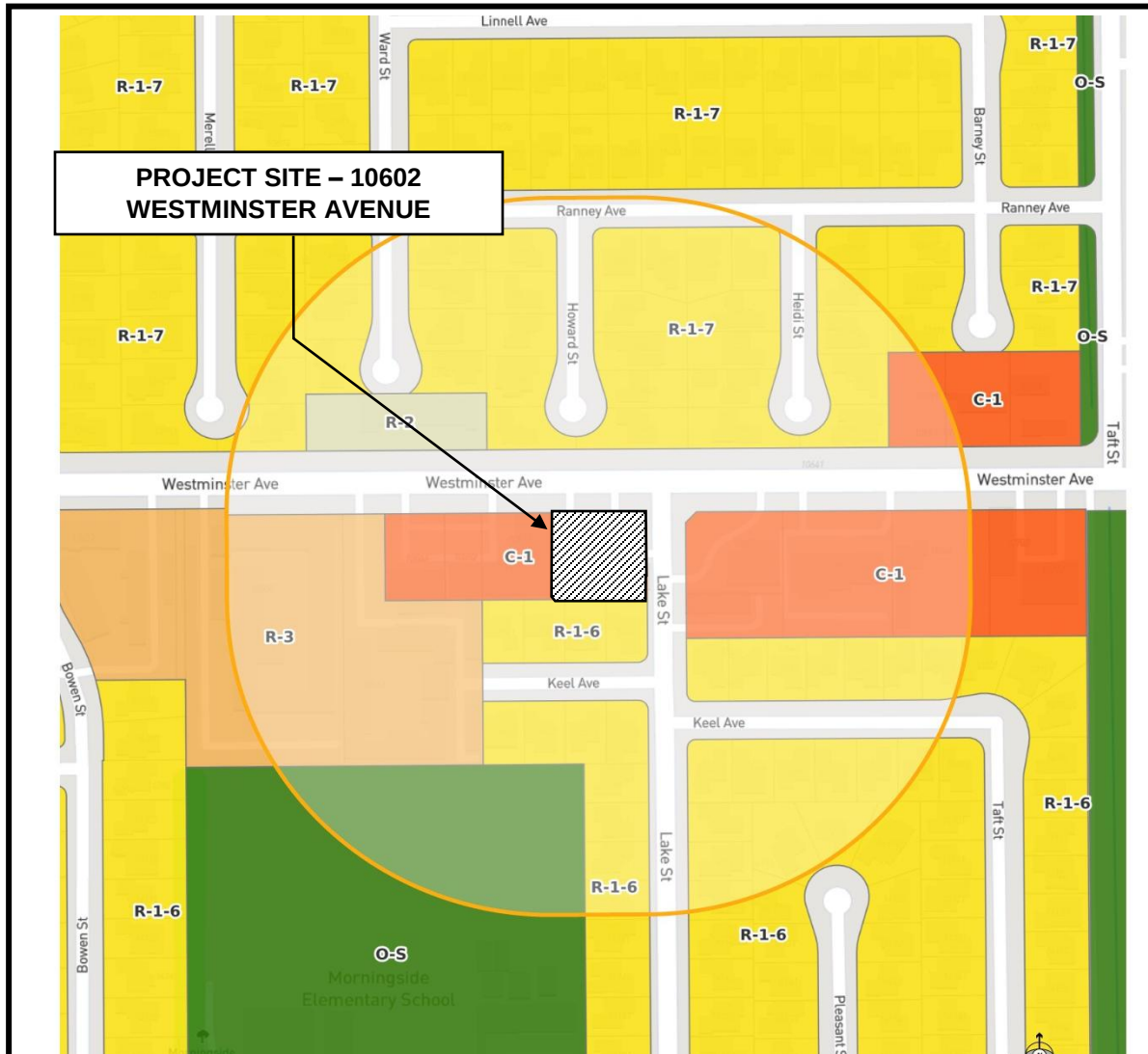


By: Jun Kim
Assistant Planner

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|---------------|---|
| Attachment 1: | Vicinity Map |
| Attachment 2: | Plans |
| Attachment 3: | Proposed redline changes to original conditions of approval of CUP-184-2020 |
| Attachment 4: | Decision No. 1874-26 with Exhibit "A" – Conditions of Approval |



ATTACHMENT 1
CONDITIONAL USE PERMIT NO. CUP-184-2020 (REV. 2026)



LEGEND

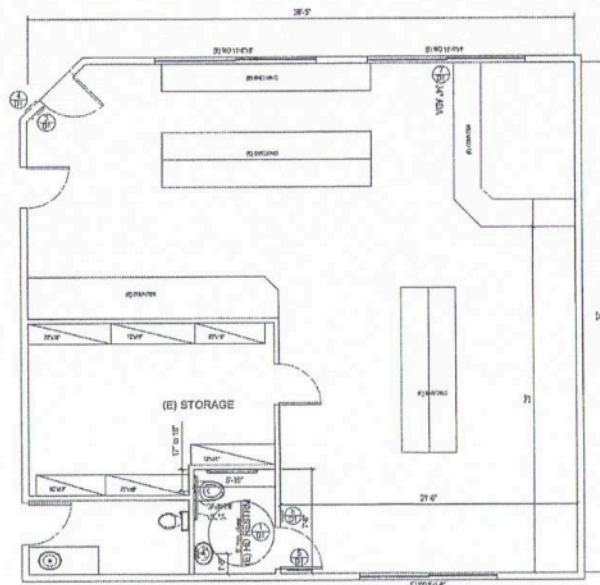
 SUBJECT SITE(S) – 10602 WESTMINSTER AVENUE

 500 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 10602 WESTMINSTER AVENUE
2. ZONING: C-1 (NEIGHBORHOOD COMMERCIAL)

CUP-184-2020 (REV. 2026)



EXISTING FLOOR PLAN

SCALE: 1/4"=1'

Legend:

— Existing Wall
 - - - - - New Wall

MENU

COLD DRINK
 BEER
 CHIP
 CANDY
 CONVENIENCE STORE

PROPOSED FLOOR PLAN

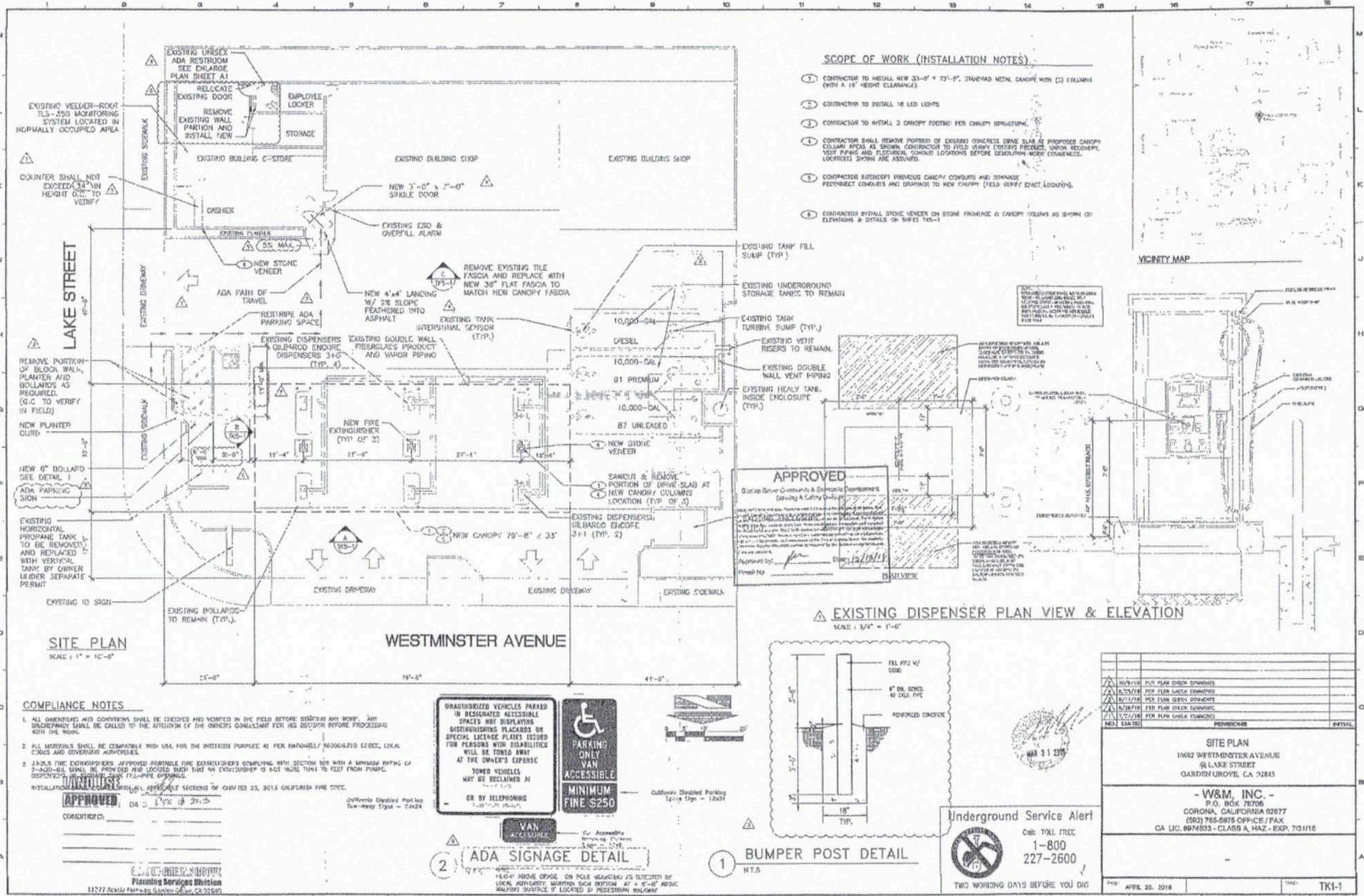
SCALE: 1/4"=1'

EQUIPMENT SCHEDULE

ITEM NO.	ITEM DESCRIPTION	MFR.	MODEL	NOTES
1	PREPARED BEVERAGE DISPENSER	TRULIN	Q700-12	30 LBS. x 28 LBS. x 18 LBS.
2	PREPARED BEVERAGE DISPENSER	TRULIN	Q700-12	30 LBS. x 28 LBS. x 18 LBS.
3	48" x 24" STAINLESS STEEL SINK			48" x 24" x 18" x 18" x 18"
4	STAINLESS STEEL SINK			24" x 18" x 18"

Notes:

This is in addition to the shelving used for working storage (i.e., over and under counter storage) and refrigeration storage.



ATTACHMENT 3
EXHIBIT "A"
Conditional Use Permit No. CUP-184-2020 (REV. 2026)

10602 Westminster Avenue

CONDITIONS OF APPROVAL

General Conditions

1. ~~Each~~The applicant and each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within ~~30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.~~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, ~~Donald Le,~~North Fontana Petro, Inc., the developer of current property owner, Zaras Oil Enterprise, Inc., the ~~project,~~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 ~~All~~ conditions of approval ~~are required to be adhered to~~ for the life of the project, regardless of property ownership. ~~Any~~Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the ~~conditions~~Conditions of ~~approval~~Approval require approval by the ~~applicable~~appropriate City hearing body, ~~except as otherwise provided herein.~~
3. Conditional Use Permit No. CUP-184-2020 (REV. 2026) authorizes the operation of an approximately 1,458 square-foot convenience store with an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License as identified on the plans submitted by the applicant and made part of the record of the July 23, 2026 Zoning Administrator proceedings attached 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. ~~This Conditional Use Permit only authorizes the operation of a 1,458 square-foot convenience store that operates in conjunction with service station with an Alcoholic Beverage Control Type "20" (Off Sale, Beer and Wine) License as identified on the floor plan attached to these Conditions of Approval.~~

FINAL

Conditional Use Permit No. CUP-184-2020 (REV. 2026)

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. Modifications, which do not change the intent of the project, may be approved by the Community and Economic Development Director.~~

5.4. ~~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 ~~and Economic~~ Development Director, in his or her discretion. Proposed modifications to the approved ~~floor plan, site plan,~~ 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 ~~and Economic~~ Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

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

Police Department

7.6. 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.

8.7. Hours of operation shall be ~~permitted from 5:00 a.m. to 11:00 p.m., twenty-four (24) hours,~~ seven (7) days a week. ~~The hours of operation shall be applicable to for the entire premises gas station and the convenience store.~~ The City of Garden Grove reserves the right to reduce hours of operation, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.

9.8. ~~The sale of alcoholic beverages shall begin at 6:00 a.m. seven., seven (7) days a week. The sale of alcoholic beverages shall not be permitted between the hours of 2:00 a.m. and 6:00 a.m. of the same day.~~

10. ~~There shall be no customers or patrons in or about the premises when the establishment is closed.~~

11.9. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California

FINAL

Conditional Use Permit No. CUP-184-2020 (REV. 2026)

Conditions of Approval

licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.

~~12.10.~~ The sale of alcoholic beverages for consumption on the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere on the site or within the premises.

~~13.11.~~ All pay phones located on the property, adjacent to the premises, shall be limited to out-going calls only. This condition shall be complied with within 30 days following approval of this application.

~~14.12.~~ The business, prior to obtaining the Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License, shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through the Alcoholic Beverage Control Department or an ABC approved "Responsible Beverage Service (RBS) Training" program.

~~15.13.~~ In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.

~~16.14.~~ Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

Community and Economic Development Department

~~17.15.~~ This approval shall allow the convenience store to operate with ancillary alcoholic beverage sales.

~~18.16.~~ The sales area for alcoholic beverages shall not exceed 5% of the retail sales floor area of the store.

~~19.17.~~ No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.

~~20.18.~~ A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches

Conditional Use Permit No. CUP-184-2020 (REV. 2026)
Conditions of Approval

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.

~~21.19.~~ There shall be no amusement devices permitted on the premises at any time.

~~22.20.~~ 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.

~~23.21.~~ There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.

~~24.22.~~ There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.

~~25.~~ ~~All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.~~

~~26.23.~~ Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

~~27.24.~~ All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.

~~28.25.~~ The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.

~~29.26.~~ The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.

Conditional Use Permit No. CUP-184-2020 [\(REV. 2026\)](#)
Conditions of Approval

~~30.~~27. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.

~~31.~~28. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community ~~and Economic~~ Development Department, Planning [Services](#) Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

~~32.~~29. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.

~~33.~~30. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community ~~and Economic~~ Development Department, Planning [Services](#) Division. No advertising material shall be placed thereon.

~~34.~~31. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.

~~35.~~32. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

~~36.~~33. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.

~~37.~~34. 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.

~~38.~~35. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-184-2020 [\(REV. 2026\)](#) shall be kept on the premises at all times.

~~39.~~36. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-184-2020 [\(REV. 2026\)](#) and his/her agreement with all conditions of the approval.

Conditional Use Permit No. CUP-184-2020 (REV. 2026)
Conditions of Approval

~~40.37.~~ The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.

~~41.38.~~ If deemed necessary by the Community ~~and Economic~~ Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.

~~42.39.~~ The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-184-2020- (REV. 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.

~~43.40.~~ Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-184-2020 (REV. 2026) shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

~~44.41.~~ The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community ~~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.

42. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.
43. If applicable, the retailer shall acquire all necessary permits and approvals for the sale of tobacco related products, including a Tobacco Retailer License. Retailer shall abide by all Federal, State and Local code sections pertaining to tobacco, in addition to Section 6.40.020 of the Municipal Code.

Public Works Water Services Division

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

44. Any new water service installations 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 3" and larger, shall be installed by developer/owner's contractor per City Standards.
45. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 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.
46. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
47. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
48. A composite utility site plan shall be part of the water plan approval.

49. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
50. If required, fire service shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Division.
51. ~~There shall be no~~ new structures or utilities built on or crossing water or sewer main easements.
52. New utilities shall have a minimum 5 foot horizontal and a minimum 1 foot vertical clearance from water main and appurtenances.
53. 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.
54. 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.
55. Contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.

ATTACHMENT 4
DECISION NO. 1874-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-184-2026 (REV. 2026), FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF WESTMINSTER AVENUE AND LAKE STREET, AT 10602 WESTMINSTER AVENUE, ASSESSOR'S PARCEL NO. 099-481-28.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-184-2020 (REV. 2026), for a property located on the southwest corner of Westminster Avenue and Lake Street, at 10602 Westminster Avenue, Assessor's Parcel No. 099-481-28, and hereby determines that public convenience or necessity would be served by issuance of an Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer and Wine) License at this location.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-184-2020 (REV. 2026), the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by North Fontana Petro, Inc., with the authorization of the property owner, Zaras Oil Enterprise, Inc.
2. The applicant requests to modify the Conditions of Approval for Conditional Use Permit No. CUP-184-2020 to extend the hours of operation for an existing gas station convenience store.
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 LC (Light Commercial), and is zoned C - 1 (Neighborhood Commercial). The subject site is approximately 20,473 square feet in size and is improved with a gas station, convenience store, and an auto repair shop.
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 23, 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 July 23, 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 site is approximately 20,473 square feet in size and is improved with a gas station consisting of three (3) pump islands, and a 5,400 square-foot commercial building located on the south side of the property. The building includes the subject 1,458 square-foot convenience store, which serves the gas station, and an auto repair shop that operates under separate ownership from the gas station.

The subject property has a General Plan Land Use Designation of LC (Light Commercial), and is zoned C-1 (Neighborhood Commercial). The subject property is adjacent to C-1 zoned properties to the west, R-1 (Single-Family Residential) zoned property to the north, across Westminster Avenue, C-1 zoned properties to the east, across Lake Street, and R-1 zoned properties to the south.

The convenience store's floor plan consists of a service counter, a retail area (including display shelves, and coolers), a storage room, and two (2) restrooms (one is accessible within the retail area, the other one is accessible solely from the outside). There are no proposed changes to the interior or exterior of the tenant space.

The property has operated as a gas station with a convenience store since 1963 under different ownership. Prior to 2020, the gas station did not operate with an alcohol license. In 2020, Conditional Use Permit No. CUP-184-2020 was approved permitting beer and wine sales within the convenience store under an original ABC Type "20" (Off-Sale Beer and Wine) License. The Type "20" License was issued to the previous operator by the Department of Alcoholic Beverage Control (ABC) on June 19, 2020, however, the ABC License expired on May 31, 2021. The gas station convenience store has operated without an ABC Licensed since that time.

The current operator, ARCO, began operating the gas station in March 2026. Now, the current operator requests to modify the conditions of approval to allow the gas station and the convenience store to operate twenty-four (24) hours, seven (7) days a week. Pursuant to State law, the sale of alcohol is not permitted between 2:00 a.m. and 6:00 a.m. of the same day.

Furthermore, concurrent with this approval, a Finding of Public Convenience or Necessity will be made for the Department of Alcohol Beverage Control (ABC) to issue the Type "20" License to the gas station's convenience store as the crime statistics for the district have changed, and the district is now a high-crime district.

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

- The subject site is located in Crime Reporting District No. 117.
- The crime count for the District is 69.
- Average crime count per district in the City is 105.
- A District is considered high when it exceeds the citywide average by 20%.
- The subject District has a crime count of 52% 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. 889.03.
- ABC Census Reporting District No. 889.03 allows for five (5) off-sale licenses within the District. Currently, there are three (3) off-sale licenses in the District. With the issuance of the Type "20" License, the number of off-sale licenses will increase to four (4).

PUBLIC CONVENIENCE OR NECESSITY:

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

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

Business and Professions Code Section 23958.4 provides the following exception:

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

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

Although the subject site is located in an area considered to be in a high-crime district, a finding for public convenience or necessity is warranted given the potential

community benefit through the operation of convenience store with an ABC Type "20" (Off-Sale Beer and Wine) License. The addition of the new ABC Type "20" License would provide and maintain an amenity that enhances the customer shopping experience, increases the variety of goods available for purchase, and maintains the intent of being a business serving the local community. The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Provided the Conditions of Approval are adhered to for the life of the project, the use would be harmonious with the persons who work and live in the area. Therefore, the City of Garden Grove hereby determines and approves a Finding of Public Convenience or Necessity for Conditional Use Permit No. CUP-184-2020 (REV. 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 LC (Light Commercial), and is zoned C-1 (Neighborhood Commercial). The LC designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The C-1 zone is intended to provide for business at the neighborhood level in small scale convenience shopping facilities. Off-site sales of alcoholic beverages in conjunction with a gas station's convenience store are conditionally permitted in the C-1 zone. The subject site has been operating as a gas station with a convenience store since 1963. In 2020, Conditional Use Permit No. CUP-184-2020 was approved to allow the convenience store to operate with an original ABC Type "20" (Off-Sale Beer and Wine) License. The new operator proposes to continue to operate the convenience store with a Type "20" License, and to extend the hours of operate of the gas station and convenience to continue to operate twenty-four (24) hours, seven (7) days a week. The proposed request would meet the intent of the LC Land Use Designation, and the C-1 zone. In particular, 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 subject gas station's convenience store is located along Westminster Avenue, and in an area already developed with residential, restaurant, retail, and other commercial services. CUP-184-2020 was approved in 2020 to allow the gas station's convenience store to sell beer and wine. The proposed request would allow the business to extend the hours of operation to twenty-four (24) hours, seven (7) days a week, and to continue to sell beer and wine, which would be an additional amenity to the convenience store that would enhance the customer

experience, and maintain the intent of being a business serving the local community.

Goal LU-4 Uses compatible with one another.

The subject request would modify the hours of operation of the business to twenty-four (24) hours a day, seven (7) days a week, and allow the business to sell beer and wine. The hours of operation is consistent with the current hours of operation for the business, and is consistent with the hours of operation of other gas stations in the City. The proposed hours of operation and the continued sales of alcohol would continue to be compatible with the rest of the surrounding commercial and residential 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.

The request would extend the hours of operation of the gas station and convenience store to twenty-four (24) hours, seven (7) days a week. This will allow the convenience store that is a part of a gas station to offer a variety of retail products, which can help enhance the vitality of the City's commercial corridors. The proposed Conditional Use Permit would allow for the sale of beer and wine at an existing convenience store. The sale of alcohol is intended to enhance the customer experience. This could enhance the community by providing another unique retail opportunity.

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

The property has operated as a gas station with a convenience store since 1963, and under different ownerships. The current operator began operating the gas station in March 2026 under twenty-four (24) hours, seven (7) days a week operation. In 2020, Conditional Use Permit No. CUP-184-2020 was approved to allow the gas station's convenience store to operate with an original ABC Type "20" (Off-Sale Beer and Wine) License, permitting beer and wine sales within the convenience store. The request to modify the hours of operation to twenty-four (24) hours, seven (7) days a week and to continue to sell alcohol, would allow the existing gas station's convenience store to continue to provide additional amenities that serve the local community.

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 request to extend the hours of operation, and to allow the gas station's convenience store to continue to operate with an alcohol license. 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 request to extend the hours of operation or the issuance of an alcohol 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 gas station and convenience store currently operates twenty-four (24) hours, seven (7) days without the sale of alcohol. The proposed request to extend the hours of operation to twenty-four (24) hours a day, seven (7) days week, and to continue the sale of beer and wine will be compatible with the existing uses in the area, including the hours of operation of other gas stations that operate in the City. The proposed use would comply with the intent of the C-1 zone by providing a neighborhood convenience store. The sale of alcoholic beverages will only be permitted from 6:00 a.m. to 2:00 a.m. seven (7) days a week as per State Law. The proposed conditions of approval would minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use would not interfere with the use, enjoyment, and peace of the properties located within the vicinity of the subject site. The Police Department has reviewed the proposal, and all appropriate conditions of approval have been incorporated. The conditions of approval would seek to ensure public health, safety and welfare.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

All site improvements are existing. No interior or exterior changes are proposed to the gas station's convenience store. 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 southwest corner of Westminster Avenue and Lake Street, 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. No changes are proposed to the design of the existing gas station convenience store. 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-288-2026 (REV. 2026).

EXHIBIT "A"
Conditional Use Permit No. CUP-184-2020 (REV. 2026)

10602 Westminster Avenue

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, North Fontana Petro, Inc., the current property owner, Zaras Oil Enterprise, Inc., the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. 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-184-2020 (REV. 2026) authorizes the operation of an approximately 1,458 square-foot convenience store with an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License as identified on the plans submitted by the applicant and made part of the record of the July 23, 2026 Zoning Administrator proceedings attached 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

Conditional Use Permit No. CUP-184-2020 (REV. 2026)
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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 twenty-four (24) hours, seven (7) days a week for the gas station and the convenience store. 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. The sale of alcoholic beverages shall not be permitted between the hours of 2:00 a.m. and 6:00 a.m. of the same day.
9. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
10. The sale of alcoholic beverages for consumption on the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere on the site or within the premises.
11. All pay phones located on the property, adjacent to the premises, shall be limited to out-going calls only. This condition shall be complied with within 30 days following approval of this application.
12. The business, prior to obtaining the Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License, shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through the Alcoholic Beverage Control Department or an ABC approved "Responsible Beverage Service (RBS) Training" program.
13. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of

disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.

14. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

Community Development Department

15. This approval shall allow the convenience store to operate with ancillary alcoholic beverage sales.
16. The sales area for alcoholic beverages shall not exceed 5% of the retail sales floor area of the store.
17. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
18. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
19. There shall be no amusement devices permitted on the premises at any time.
20. 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.
21. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
22. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.
23. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

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Conditions of Approval

24. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
25. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
26. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
27. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
28. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
29. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
30. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
31. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
32. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

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Conditions of Approval

33. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
34. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
35. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-184-2020 (REV. 2026) shall be kept on the premises at all times.
36. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-184-2020 (REV. 2026) and his/her agreement with all conditions of the approval.
37. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
38. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
39. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-184-2020 (REV. 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.

Conditional Use Permit No. CUP-184-2020 (REV. 2026)
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40. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-184-2020 (REV. 2026) shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
41. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
42. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.
43. If applicable, the retailer shall acquire all necessary permits and approvals for the sale of tobacco related products, including a Tobacco Retailer License. Retailer shall abide by all Federal, State and Local code sections pertaining to tobacco, in addition to Section 6.40.020 of the Municipal Code.

Public Works Water Services Division

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

44. Any new water service installations 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 3" and larger, shall be installed by developer/owner's contractor per City Standards.
45. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 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.

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Conditions of Approval

46. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
47. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
48. A composite utility site plan shall be part of the water plan approval.
49. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
50. If required, fire service shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Division.
51. There shall be no new structures or utilities built on or crossing water or sewer main easements.
52. New utilities shall have a minimum 5 foot horizontal and a minimum 1 foot vertical clearance from water main and appurtenances.
53. 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.
54. 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.

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