



AGENDA

ZONING ADMINISTRATOR MEETING

SEPTEMBER 10, 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-302-2026](#)

APPLICANT: 7-Eleven, Inc.

LOCATION: 12971 Nelson Street

REQUEST: A request for Conditional Use Permit approval to operate an existing convenience store with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. Also, a recommendation that the Zoning Administrator revoke the previous Conditional Use

Permit governing the tenant space, CUP-110-85. 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-302-2026 pursuant to the recommended Conditions of Approval.

3. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 2.a.	SITE LOCATION: Northwest corner of Garden Grove Boulevard and Nelson Street, at 12971 Nelson Street
HEARING DATE: September 10, 2026	GENERAL PLAN: IR2 (Industrial/Residential Mixed Use 2)
CASE NO.: Conditional Use Permit No. CUP-302-2026	ZONE: AR (Adaptive Reuse)
APPLICANT: 7-Eleven, Inc. c/o James Willis	APN: 089-092-28
PROPERTY OWNER: GG & Nelson, LLC c/o Bella Via Properties	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities

REQUEST:

A request to allow an existing convenience store to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. Also, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit governing the tenant space, CUP-110-85. 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 IR2 (Industrial/Residential Mixed Use 2), and is zoned AR (Adaptive Reuse). The subject property is adjacent to AR zoned properties to the west, AR zoned property to the north, across Pearl Street, CCSP-DC30 (Community Center Specific Plan – District Commercial 30 Area) zoned properties to the east, across Nelson Street, and GGMU-3 (Garden Grove Mixed Use 3) zoned properties to the south, across Garden Grove Boulevard.

The subject site is approximately 29,000 square feet in size and is improved with an approximately 9,612 square feet multi-tenant commercial building. Site Plan No. SP-135-84 was approved in 1984 for the construction of the commercial building. The building includes the subject convenience store located on the south side of the property, an auto part retail shop, two (2) restaurants, and a barber shop. In 1985, Conditional Use Permit No. CUP-110-85 was approved to allow the convenience store to operate with an original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer and Wine) License.

CASE NUMBER CUP-302-2026

The convenience store has operated at this location since 1995 under different ownership. The current operator began operating the convenience store since October 2024.

The applicant is now requesting approval of a Conditional Use Permit to allow the convenience store to operate with an ABC Type "21" (Off-Sale General) License, which would allow the sale of beer, wine, and distilled spirits. Garden Grove Municipal Code Section 9.16.020.080 requires a Conditional Use Permit when there is an application for an original ABC license. In conjunction with the request, the Zoning Administrator would also revoke the previous Conditional Use permit governing the tenant space, Conditional Use Permit No. CUP-110-85.

DISCUSSION:

The convenience store is located on the south side of the existing building, and has a total area of approximately 2,585 square feet. The store's floor plan consists of a service counter, a retail area (including display shelves, and walk-in coolers), a manager office, employee restroom, and a backroom. The business would sell a variety of consumable products, such as non-alcoholic beverages, snacks, produce, food items, over-the-counter medicine, beer, wine, and distilled spirits for off-site consumption. All distilled spirits would be kept in a locked display cabinet on the merchandise sales floor that is only accessible to the store employees. There would be no additional changes to the interior of the tenant space or exterior site improvements.

The convenience store currently operates twenty-four (24) hours a day, seven (7) days a week. This approval would allow the convenience store to continue to operate twenty-four (24) hours, seven (7) days a week. The sale of alcoholic beverages would 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.

The subject property is located in a low-crime district, and in an area with an over-concentration of Alcoholic Beverage Control "Off-Sale" license. In order to approve the request, a Finding of Public Convenience or Necessity is required. A summary of the district and the Findings of Public Convenience or Necessity can be found in Decision No. 1875-26 for Conditional Use Permit No. CUP-302-2026.

The Community Development Department and the Police Department have reviewed the request and are supportive of the request. All standard conditions for an ABC Type "21" License would apply.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is improved with an existing convenience store with alcohol sales. A convenience store with alcohol sales

CASE NUMBER CUP-302-2026

is a conditionally permit use. The request to upgrade the type of ABC license from an ABC Type "20" to a Type "21" would not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1875-26, approving Conditional Use Permit No. CUP-302-2026, subject to the recommended Conditions of Approval, and revoking Conditional Use Permit No. CUP-110-85.



Maria Parra
Planning Services Manager



By: Jun Kim
Assistant Planner

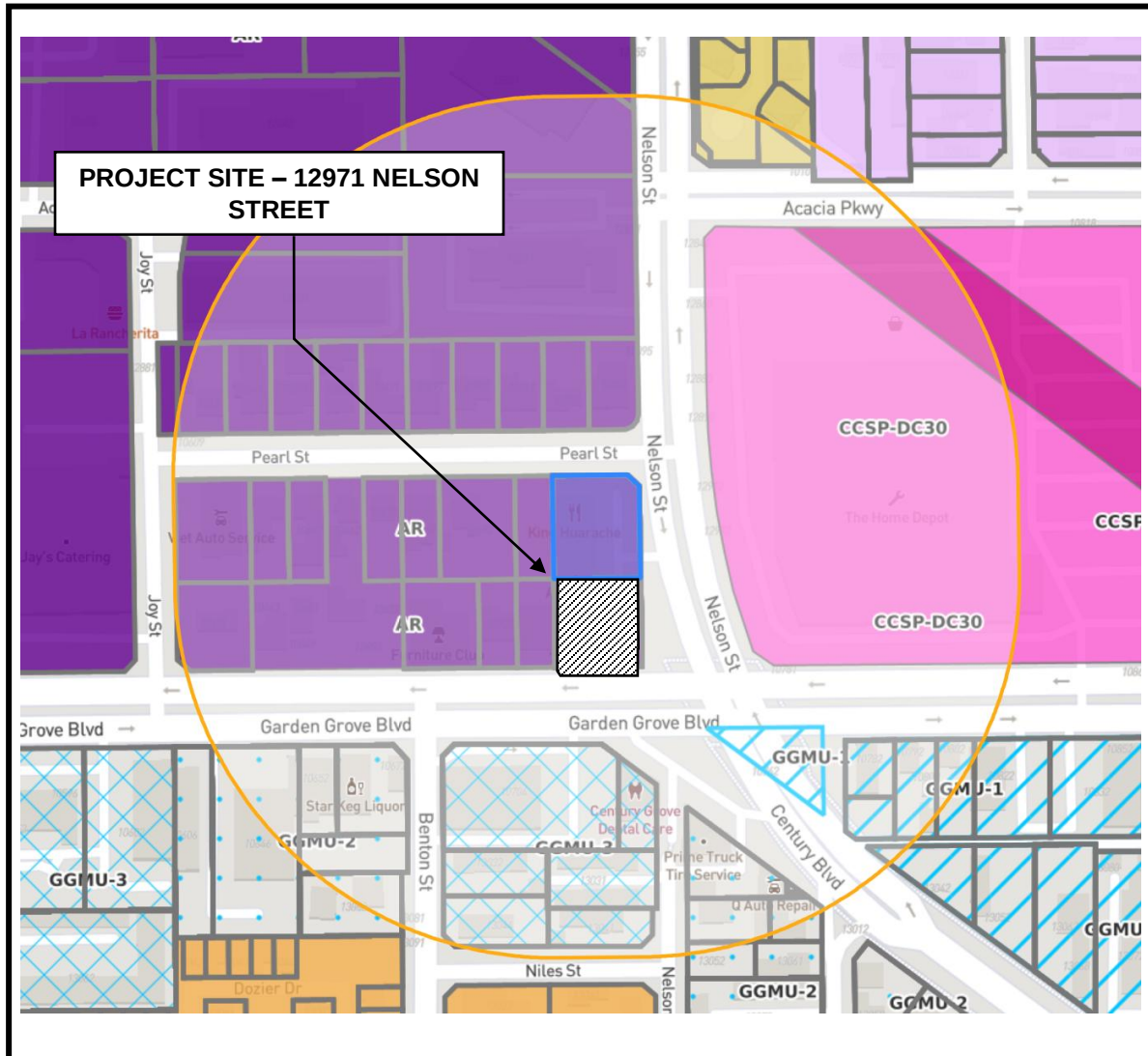
Attachment 1: Vicinity Map

Attachment 2: Plans

Attachment 3: Decision No. 1875-26 with Exhibit "A" – Conditions of Approval



CONDITIONAL USE PERMIT NO. CUP-302-2026



LEGEND

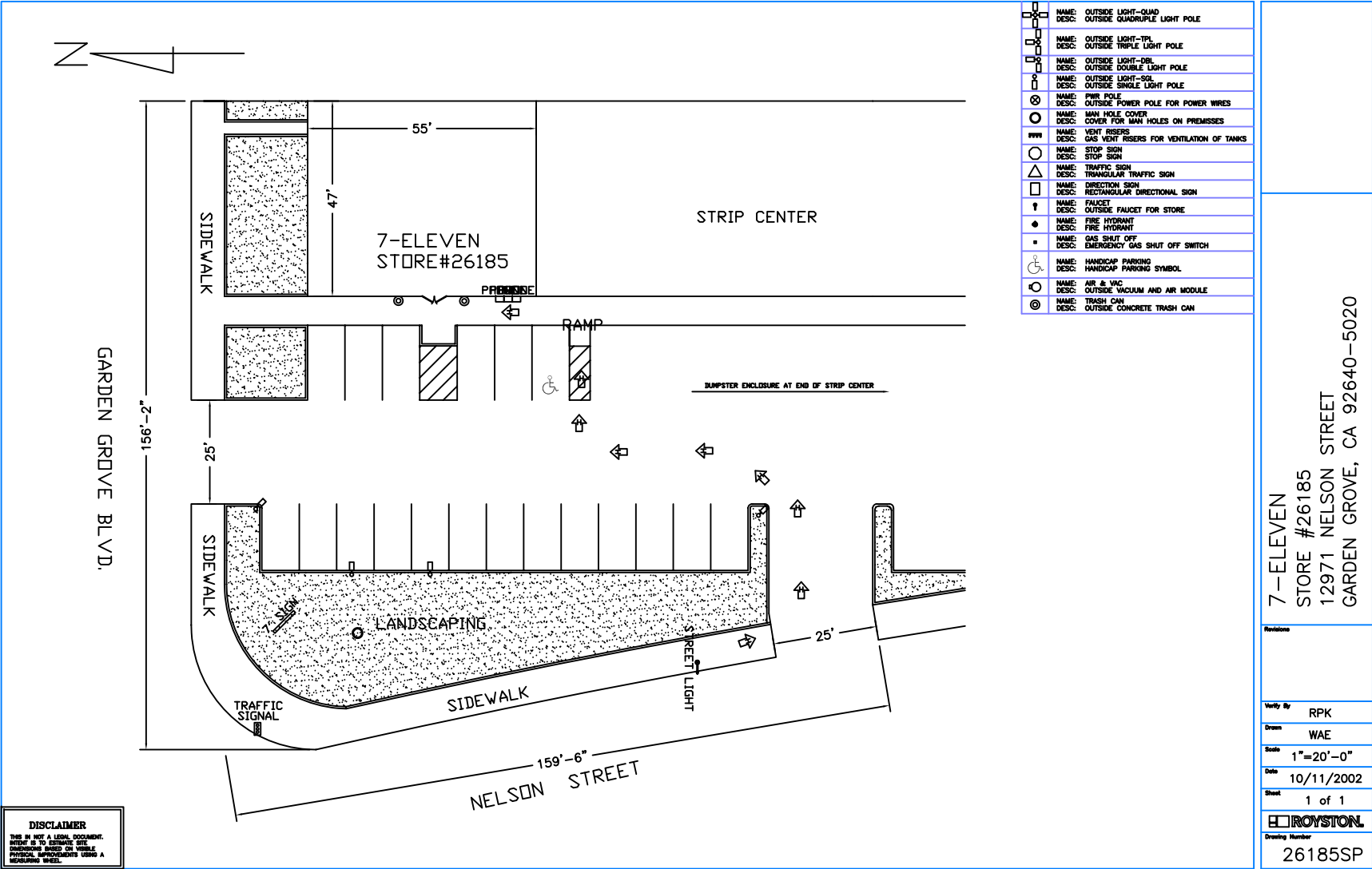
 SUBJECT SITE(S) – 12971 NELSON STREET

 500 FOOT RADIUS

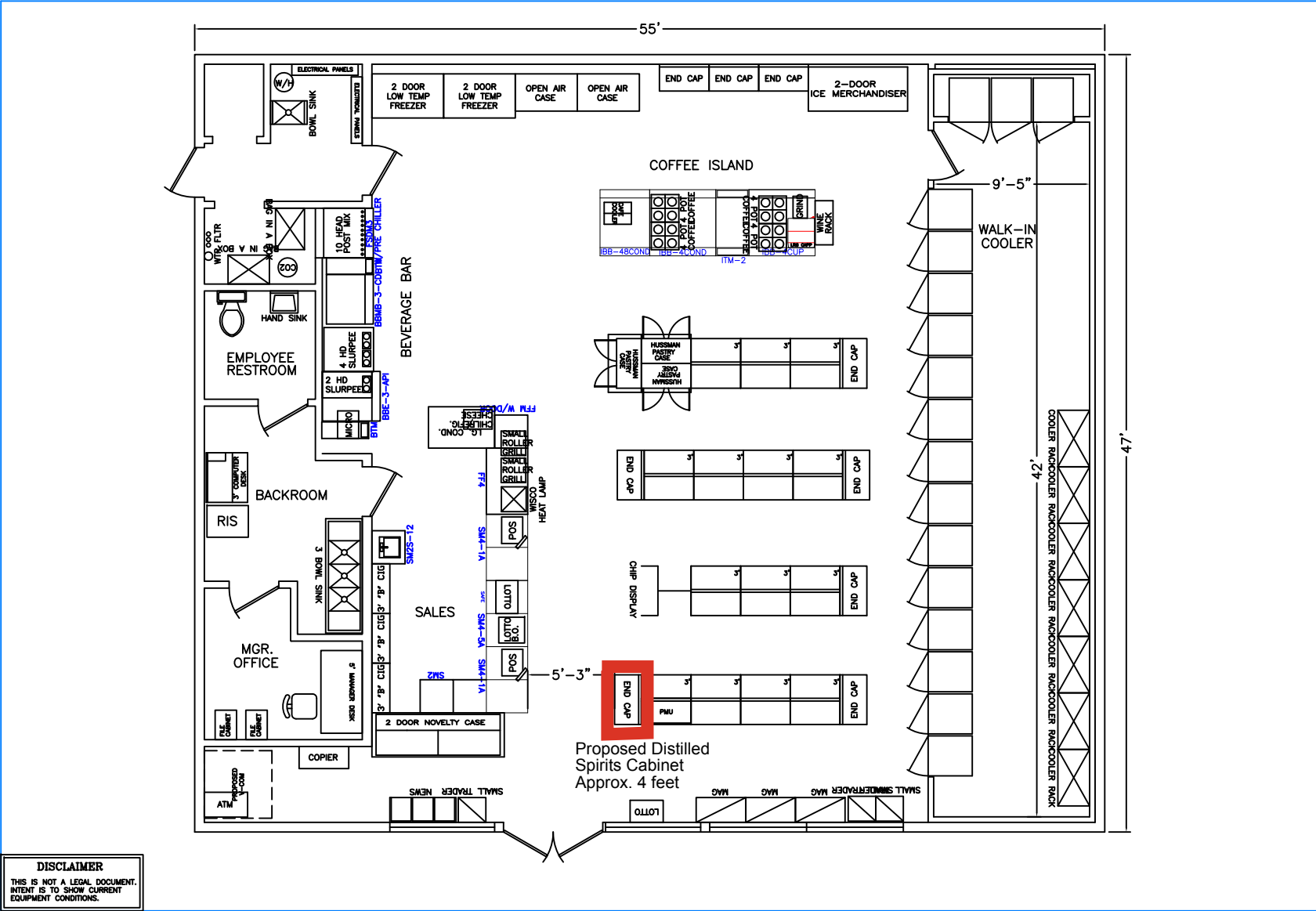
NOTES

1. SITE ADDRESSES – 12971 NELSON STREET
2. ZONING: C-1 (NEIGHBORHOOD COMMERCIAL)

CUP-302-2026



CUP-302-2026



7-ELEVEN
STORE # 26185
12971 NELSON STREET
GARDEN GROVE, CA 92840-5020

Revisions
Verify By: WAE
Drawn: WDK
Scale: 3/16"=1'-0"
Date: 10/11/2002
Sheet: 1 of 1
ROYSTON
Drawing Number: 26185FP

DECISION NO. 1875-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-302-2026 AND REVOKING CONDITIONAL USE PERMIT NO. CUP-110-85, FOR A PROPERTY LOCATED ON THE NORTHWEST CORNER OF GARDEN GROVE BOULEVARD AND NELSON STREET, AT 12971 NELSON STREET, ASSESSOR'S PARCEL NO. 089-092-28.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-302-2026, for a property located on the northwest corner of Garden Grove Boulevard and Nelson Street, at 12971 Nelson Street, Assessor's Parcel No. 089-092-28, and hereby determines that public convenience or necessity would be served by issuance of an Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License at this location.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-302-2026, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by 7-Eleven, Inc., with the authorization of the property owner, GG & Nelson LLC.
2. The applicant is requesting to allow an existing convenience store to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. Also, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit governing the tenant space, CUP-110-85.
3. The Zoning Administrator hereby determines that the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The subject property has a General Plan Land Use Designation of IR2 (Industrial/Residential Mixed Use 2), and is zoned AR (Adaptive Reuse). The subject site is an approximately 29,000 square feet in size and is improved with an approximately 9,612 square feet multi-tenant commercial building. The building includes the subject approximately 2,585 square-foot convenience store located on the south side of the property.
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 September 10, 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 September 10, 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 29,000 square feet in size and is improved with an approximately 9,612 square feet multi-tenant commercial building. The building includes the subject approximately 2,585 square-foot convenience store located on the south side of the property. The subject property has a General Plan Land Use Designation of IR2 (Industrial/Residential Mixed Use 2), and is zoned AR (Adaptive Reuse).

The subject property is adjacent to AR zoned properties to the west and north, across Pearl Street, CCSP-DC30 (Community Center Specific Plan – District Commercial 30 Area) zoned properties to the east, across Nelson Street, and GGMU-3 (Garden Grove Mixed Use 3) zoned properties to the south, across Garden Grove Boulevard.

The applicant is requesting approval of a Conditional Use Permit to allow the convenience store to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for an original ABC license.

The convenience store currently operates twenty-four (24) hours a day, seven (7) days a week. This approval would allow the convenience store to continue to operate twenty-four (24) hours, seven (7) days a week. The sale of alcoholic beverages would be permitted from 6:00 a.m. to 2:00 a.m., seven (7) days a week, pursuant to State law.

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

- The subject site is located in Crime Reporting District No. 114.
- The crime count for the District is 0.
- Average crime count per district in the City is 149.
- A District is considered high when it exceeds the citywide average by 20%.
- The subject District has a crime count of 100% below the citywide average; therefore, it is considered a low-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 886.01.

- ABC Census Reporting District No. 886.01 allows for four (4) off-sale licenses within the District. Currently, there are six (6) off-sale licenses in the District, which includes the existing ABC Type "20" (Off-Sale Beer and Wine) License used by the existing convenience store. The approval of this CUP will replace an existing ABC license for a Type "20" (Off-Sale, General) License with an ABC Type "21" (On-Sale General) License. The approval of this Conditional Use Permit would not increase the number of off-sale ABC Licenses in the District 886.01.

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 with an over-concentration of off-sale ABC licenses, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of convenience store with an ABC Type "21" (Off-Sale General) License. The addition of the new ABC Type "21" License would provide and maintain an amenity that enhances the customer shopping experience, increases the variety of goods available for purchase, and maintains the intent of being a business serving the local community. The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Provided the Conditions of Approval are adhered to for the life of

the project, the use would be harmonious with the persons who work and live in the area. Therefore, the City of Garden Grove hereby determines and approves a Finding of Public Convenience or Necessity for Conditional Use Permit No. CUP-302-2026.

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 IR2 (Industrial/Residential Mixed Use 2), and is zoned AR (Adaptive Reuse). The IR2 designation is intended to allow existing industrial uses to remain and to allow for new uses, such as artist's lofts with a residential component. The AR zone is intended to allow for a mix of work-live, light industrial, technology, creative industry, office, limited entertainment, and complementary uses near the city's civic core. Further, the subject proposal would be consistent with several General Plan Goals, Policies, and Implementation Programs, including specifically:

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

The convenience store is located along Nelson Street, and in an area already developed with residential, restaurant, retail, tourist, and other commercial services. The convenience store currently operates with an alcohol license for the sale of beer and wine. The request would allow an upgrade to the ABC license to sell beer, wine, and distilled spirits, 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 convenience store currently sells beer and wine. The subject request would allow an upgrade to the ABC license to allow for the sale of beer, wine and distilled spirits. The sale of alcohol would continue to be compatible with 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.

Convenience stores, which offer a variety of retail products, can help enhance the vitality of the City's commercial corridors. The proposed Conditional Use Permit would allow for the sale of beer, wine, and distilled spirits at an existing convenience store. The sale of alcohol is intended to enhance the customer

experience. This would enhance the community by providing another unique retail opportunity.

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

The existing convenience store has been operating since 1984, and selling beer and wine for off-site consumption since 1985. The request for a Conditional Use Permit to allow the sale of beer, wine, and distilled spirits at an existing convenience store would provide an additional amenity to support the existing business while also serving the local community. Should the Conditional Use Permit be approved, the City would be providing an existing business resources needed to be successful.

SAF-IMP-2C Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity.

The Garden Grove Police Department has reviewed all relevant data pertaining to the Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the business. No concerns were raised by the Police Department regarding the new "Type 21" ABC License. The Police Department has reviewed the request and is supportive of the proposal.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The convenience store with alcohol sales would be consistent and compatible with the existing uses in the area. The proposed use would comply with the intent of the AR zone by allowing the continued operation of an existing convenience store with a new "Type 21" ABC License.

The convenience store currently operates twenty-four (24) hours, seven (7) days a week. The sale of alcoholic beverages would 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. The sale of beer, wine, and distilled spirits would be compatible with the existing uses in the area, including the hours of operation of other convenience stores that operate in the City. The conditions of approval would minimize potential impacts to the

adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use would not interfere with the use, enjoyment, and peace of the properties located within the vicinity of the subject site. The Police Department has reviewed the proposal, and all appropriate conditions of approval have been incorporated. The conditions of approval will seek to ensure public health, safety and welfare.

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

All site improvements are existing. No exterior changes are proposed to the convenience store. Similarly, there are no proposed changes to the existing commercial center parking lot, landscaping, or other site improvements. The operator will add a locked display cabinet on the merchandise sales floor; this new cabinet notwithstanding, all other interior layout and site improvements are existing. 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 northwest corner of Garden Grove Boulevard and Nelson 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. The request involves the approval of a new ABC license for a convenience store. The operator will add a locked display cabinet on the merchandise sales floor; this new cabinet notwithstanding, all other interior layout and site improvements are existing. 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-302-2026.

EXHIBIT "A"

Conditional Use Permit No. CUP-302-2026

12971 NELSON STREET

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within thirty (30) days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, 7-Eleven, Inc., c/o James Willis, the current property owner, GG & Nelson LLC, c/o Bella Via Properties, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the Conditions of Approval for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Conditional Use Permit No. CUP-302-2026 only authorizes the operation of an approximately 2,585 square-foot convenience store with an Alcoholic Beverage Control Type "21" (Off-Sale General) License as identified on the plans submitted by the applicant and made part of the record of the September 10, 2026 Zoning Administrator proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations, and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

Conditional Use Permit No. CUP-302-2026
Conditions of Approval

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. 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. The operator shall lock the doors to the refrigerated cooler(s) and display cabinet(s) where the alcohol is displayed between the hours of 2:00 a.m. and 6:00 a.m. to ensure that patrons do not have access to alcoholic beverages.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. 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.
11. 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.
12. 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.
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 or an ABC approved "Responsible Beverage Service (RBS) Training" program.
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

disciplinary action, the Conditional Use Permit shall be presented 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).

Community Development Department

16. This approval shall allow the convenience store to operate with ancillary alcoholic beverage sales.
17. The sales area for alcoholic beverages shall not exceed 5% of the retail sales floor area of the store.
18. 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.
19. 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.
20. There shall be no amusement devices permitted on the premises at any time.
21. 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.
22. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
23. 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.
24. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
25. 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.

Conditional Use Permit No. CUP-302-2026

Conditions of Approval

26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
34. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

Conditional Use Permit No. CUP-302-2026
Conditions of Approval

35. 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.
36. 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.
37. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-302-2026 shall be kept on the premises at all times.
38. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-302-2026 and his/her agreement with all conditions of the approval.
39. 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.
40. 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.
41. 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-302-2026. 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.
42. 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

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Permit No. CUP-302-2026 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

43. 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.
44. 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.
45. 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 from the Water Services Division shall apply:

46. The applicant is advised that if tenant improvements occur that affect fire service upgrades due to modifications, alterations, or new installation of the fire sprinkler system, the following conditions shall apply:
 - a. If needed, any new water service installations two inches (0'-2") and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (0'-3") and larger, shall be installed by developer/owner's contractor per City Standards.
 - b. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by contractor with

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Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.

- c. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. 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.
 - d. 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.
 - e. A composite utility site plan shall be part of the water plan approval.
 - f. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
 - g. If required, fire service shall have 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.
 - h. There shall be no new structures or utilities built on or crossing water or sewer main easements.
 - i. New utilities shall have a minimum 5 foot horizontal and a minimum 1 foot vertical clearance from water main and appurtenances.
47. 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.
48. 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.

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