



AGENDA

ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center
11300 Stanford Avenue

Thursday, October 10, 2024

9:00 a.m.

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. PUBLIC HEARING ITEM(S):

a. [LOT LINE ADJUSTMENT NO. LLA-032-2024](#)

APPLICANT: Serge Melikyan
LOCATION: 13402 Lucille Street

REQUEST: A request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) parcels into one (1) parcel to facilitate the construction of

an Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling. The site is in the R-1 (Single-Family Residential) zone. 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).

2. NON-PUBLIC HEARING ITEM:

a. [ITEM FOR CONSIDERATION NO. IFC-001-2024](#)

APPLICANT: Bahadar Lakha
LOCATION: 11911 Euclid Street

REQUEST: A request for determination of Public Convenience or Necessity for a new original State Alcoholic Beverage Control (AC) Type "20" (Off-Sale, Beer and Wine) License in connection with Conditional Use Permit No. CUP-179-93. The site is in the C-1 (Neighborhood Commercial) zone. 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).

3. COMMENTS BY THE PUBLIC

4. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO: 1.a	SITE LOCATION: South side of Bestel Avenue, west of Magnolia Street, and north of Trask Avenue, at 13402 Lucille Street.
HEARING DATE: October 10, 2024	GENERAL PLAN: Low Density Residential
CASE NO.: Lot Line Adjustment No. LLA-032-2024	ZONE: Single-Family Residential (R-1)
APPLICANT: Serge Melikyan	APN: 097-643-07, 097-643-04
PROPERTY OWNER: Serge Melikyan	CEQA DETERMINATION: Exempt, CEQA Guidelines §15305 (Minor Alterations in Land Use Limitations)

REQUEST:

A request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) parcels into parcel (1) to facilitate the construction of a new Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling.

BACKGROUND:

The subject properties are located on the south side of Bestel Avenue, just west of Magnolia Street and north of Trask Avenue. The properties have a General Plan Designation of Low Density Residential and are zoned R-1 (Single-Family Residential). The subject properties abut R-1 (Single-Family Residential) zoned properties to the north, south, and west across Lucille Street, improved with single-family homes, and R-3 (Multiple-Family Residential) zoned properties to the east, across Magnolia Street, improved with multiple-family homes.

The subject parcels are under common ownership and share the same address; however, each parcel has a separate Assessor’s Parcel Number APN. Parcel A (APN: 097-643-07) has lot area of 6,880 square feet and Parcel B (APN: 097-643-04) has a lot area of 2,527 square feet. The combined total lot size is 9,407 square feet. Both parcels were developed as one lot prior to the incorporation of the City.

Parcel A is currently developed with a one-story, single-family dwelling unit with an attached two-car garage constructed in 1954. Parcel B is an undeveloped property. Although a separate parcel, Parcel B, functions as a rear yard for Parcel A that, functions as a rear yard for Parcel A. A block wall at the rear of Parcel B, separates the property from Magnolia Street.

The applicant proposes to construct an Accessory Dwelling Unit (ADU) at the rear of the project site, which would necessitate approval of a Lot Line Adjustment since structures may not be built across property lines. The Lot line Adjustment would combine the two (2) parcels into parcel one (1) to allow the construction of an ADU.

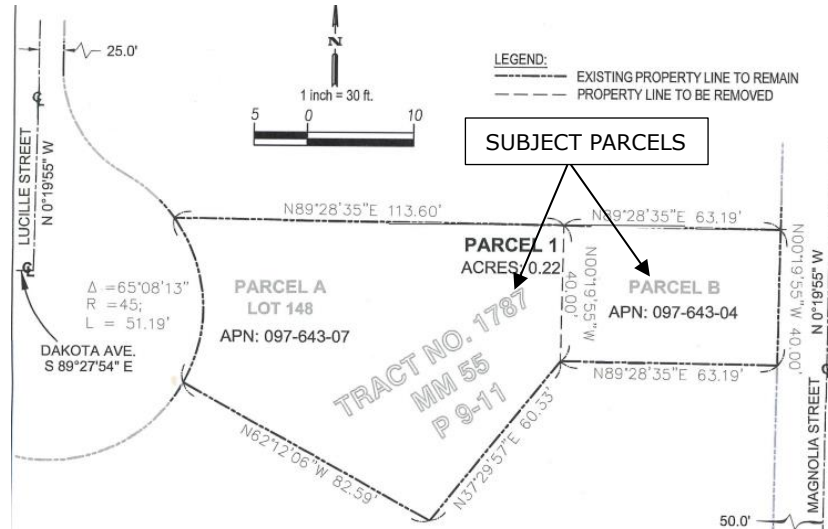


Figure 1: The survey map above shows the subject properties labeled as Parcel 1 consisting of Parcel A with a lot size of 6,880 square feet before, and Parcel B with a lot size of 2,527 square feet.

DISCUSSION:

Lot Line Adjustment

In order to facilitate the construction of the proposed ADU, the applicant is required to receive approval of a Lot Line Adjustment in order to remove the existing interior lot-line to consolidate the two (2) existing parcels into parcel one (1).

The legal description provided for the project identifies that Parcel A and Parcel B will be merged to create one (1) parcel as identified in Exhibit "A" of Attachment 3. Exhibit "B" of Attachment 3 identifies the subject parcel, and shows the current lot configuration, and the lot line that will be removed. Currently, Parcel A has a lot area of 6,880 square feet, while Parcel B has a lot area of 2,527 square feet. As a result of the Lot Line Adjustment, the combined lot area will be 9,407 square feet, which complies with the minimum lot size of 7,200 square feet of the R-1 zone. Exhibit "C" of Attachment 3 identifies the placement of the proposed ADU in relation to the property line that will be removed. Without approval of the Lot Line Adjustment, the proposed ADU cannot be constructed as it will be built over an existing property line, which is not permitted by the Building Code.

Approval of the Lot Line Adjustment will not change the overall configuration of the parcels. The project site will continue to be developed with a single-family dwelling. The proposed ADU is not part of the Lot Line Adjustment request; however, the ADU

will undergo ministerial approval following approval of the Lot Line Adjustment. The ADU will be required to comply with the California Building Code and be designed per the City of Garden Grove's ADU Ordinance.

Staff has reviewed the proposal and is recommending approval of the Lot Line Adjustment.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

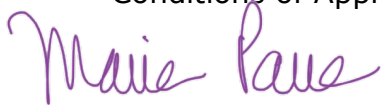
The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 5, Minor Alterations in Land Use Limitations (CEQA Guidelines §15305). Class 5 exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. This includes minor lot line adjustments, which do not result in the creation of a new parcel.

The proposed Lot Line Adjustment No. LLA-032-2024 will eliminate an existing lot-line for the purpose of consolidating two (2) parcels, which are under the same address, into one (1) parcel to facilitate the construction of an ADU development. The approval of this request will not result in the creation of a new parcel. Thus, it is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

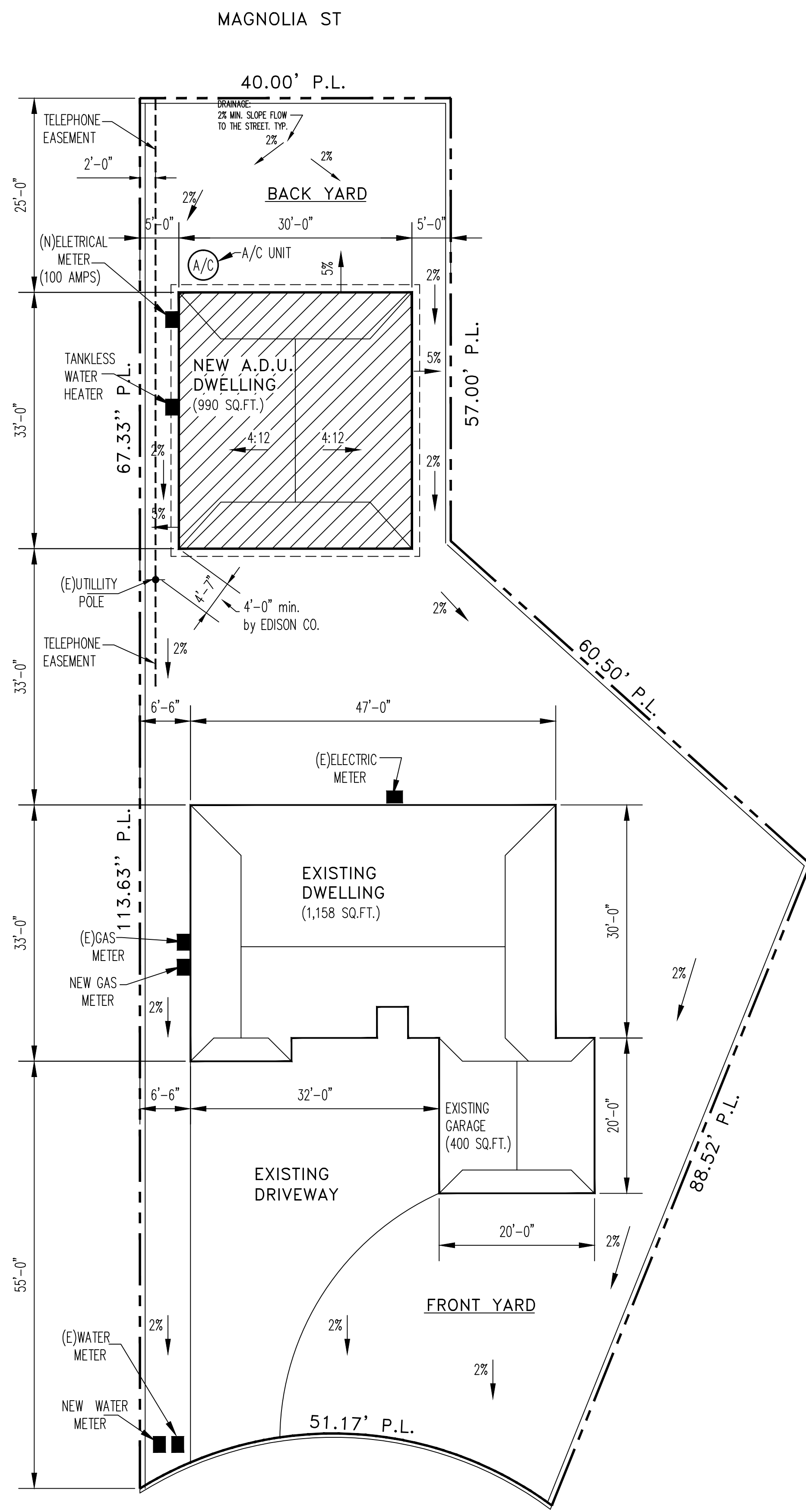
1. Approve Lot Line Adjustment No. LLA-032-2024, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager

Adrian Andujo
By: Adrian Andujo
Planning Aide

- Attachment 1: Vicinity Map
- Attachment 2: Plans
- Attachment 3: Lot Line Adjustment Exhibits "A", "B", and "C"
- Attachment 4: Decision No. 1855-24 with Exhibit "A"- Conditions of Approval



12402 LUCILLE ST
SITE PLAN
 3/32"=1'-0"

- NPDES NOTES**
 Notes must be shown as worded, on the title sheet of the plan.
- In the case of emergency, call _____
 At Work Phone # _____
 Or Home # _____
 - Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent possible.
 - Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking or wind.
 - Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
 - Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
 - All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
 - At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
 - Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
 - Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or sludge fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
 - Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
 - Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
 - The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
 - The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
 - The permittee shall notify all general contractors, subcontractors, materials suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system of the watershed is prohibited.
 - Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
 - All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
 - Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.
 - Appropriate BMPs for construction-related materials, wastes, spills, or residues shall be implemented and retain on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

- SECURITY REQUIREMENTS:**
- EXTERIORS DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF 2022 CALIFORNIA BUILDING CODES
 - SINGLE SWINGING DOORS, ACTIVE LEAF OF PAIRS OF DOORS, AND BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A LATCH AND A DEAD BOLT KEY OPERATED FROM THE OUTSIDE. DEADBOLTS SHALL HAVE A HARDENED INSERT WITH MINIMUM 1-IN THROW AND 5/8" MINIMUM EMBEDMENT INTO JAMB. IF LATCH HAS A KEY LOCKING FEATURE IT SHALL BE A DEAD LATCH TYPE (6709.2)
 - INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOORS SHALL HAVE DEADBOLT AS PER PARAGRAPH "A" NOT A KEY OPERATED, OR HARDENED DEADBOLT AT TOP AND BOTTOM WITH 1/2-IN EMBEDMENT. (6709.3)
 - SWINGING WOOD DOOR(S) SHALL BE SOLID CORE NO LESS THAN 1-3/8-IN THICK. (6709.1.1)
 - PANELS OF WOOD DOORS SHALL BE 1-3/8-IN THICK AND NOT MORE 300 SQ. INCHES. STYLES AND RAILS TO BE 1-3/8-IN THICK AND 3-IN MINIMUM WIDTH. (6709.1.2)
 - DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE. (6709.5)
 - DOORSTOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE-PIECE CONSTRUCTION OR JOINED BY A RABBIT. (6709.4)
 - GLAZING WITHIN 40-IN OF THE LOCKING DEVICE OF THE DOOR SHALL BE FULLY TEMPERED/APPROVED. (6714)
 - OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, A PADLOCK WITH A HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRICAL POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH. (6711)
 - SLIDING GLASS DOORS AND SLIDING GLASS WINDOWS SHALL BE CAPABLE OF WITHSTANDING THE TESTS SET FORTH IN SECTION 6706 AND 6707 OF L. A. COUNTY BUILDING CODE AND SHALL BEAR FORCED-ENTRY-RESISTANT LABELS. (6710,6715)

- CONSTRUCTION REQUIREMENTS:**
- NOTCHING OF EXTERIOR AND BEARING/NONBEARING WALLS SHALL NOT EXCEED 25 %/ 40% RESPECTIVELY. BORED HOLES IN BEARING/NONBEARING WALLS SHALL NOT EXCEED 40 %/ 60 % RESPECTIVELY. (2308.9.10,2308.9.11)
 - GROUP R-3 SHALL HAVE A MINIMUM INTERIOR FINISH RATING OF CLASS C. (T-803.5)
 - PROVIDE FIRE BLOCK IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND AT 10-FT. INTERVALS BOTH VERTICAL AND HORIZONTAL. (717.2)
 - PIPES, DUCTS AND OTHER NON STRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH ACCESSIBILITY TO OR WITHIN UNDER-FLOOR AREA. (1209.1.1)
 - GALVANIZED STEEL (ZINC COATED G90) (26 GAGE) ROOF VALLEY FLASHING IS REQUIRED. (T-1507.2.9.2)
 - NOTE ON PLANS: "ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS."
 - FLOORS SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7(3).

- GLAZING:**
 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING:
- GLAZING IS SWINGING,SLIDING, STORM AND BI-FOLD DOORS.
 - GLAZING LOCATED WITHIN 60-IN. OF THE FLOOR SURFACE IN TUB, SHOWERS, SAUNAS, OR STEAM ROOMS.
 - GLAZING WITHIN A 24-IN ARC OF EITHER VERTICAL EDGE OF DOORS AND WITHIN 60-IN. OF WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
 - EXPOSED BOTTOM EDGE LESS THAN 18-IN. ABOVE THE FLOOR.
 - EXPOSED TOP EDGE GREATER THAN 36-IN. ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36-IN. HORIZONTALLY OF THE PLANE OF THE GLAZING.

- GLAZING (CONT.):**
- GLAZING IN GUARDS AND RAILING REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONE STRUCTURAL IN-FILL PANELS.
 - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-IN ABOVE THE WALKING SURFACE.
 - THE GLAZING IS WITHIN 60-IN. OF THE WATER'S EDGE.
 - GLAZING ADJACENT STAIRWAYS, LANDINGS AND RAMPS WITHIN 36-IN. HORIZONTAL OF WALKING SURFACE AND LESS THAN 60-IN. ABOVE WALKING SURFACE.
 - GLAZING ADJACENT STAIRWAYS WITHIN 60-IN HORIZONTALLY OF BOTTOM TREAD OF STAIRWAY AND EXPOSED SURFACE IS LESS THAN 60-IN. ABOVE NOSE TREAD.
 - GLAZING IS WITHIN 40" OF A LOCKING DEVICE OF DOOR. (6714)

- MECHANICAL / PLUMBING / ELECTRICAL CODE**
- DWELLING SHALL BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68°F @ 3-FT ABOVE THE FLOOR. (1204.1)
 - THE FOLLOWING ARE REQUIRED FOR THE FORCED AIR FURNACE IN A COMPARTMENT:
 - CENTRAL HEATING FURNACES AND LOW-PRESSURE BOILERS INSTALLED IN ALCOVES AND CLOSETS SHALL BE LISTED SUCH INSTALLATION. LISTED CLEARANCES SHALL BE USED AND MAY NOT BE REDUCED. (MC 904.2(B))
 - WHEN COMBUSTION AIR IS TAKEN FROM INSIDE, AREA OF COMBUSTION AIR OPENINGS SHALL BE 1 SQ.IN. PER 1,000 BTU (100 SQ. IN. MINIMUM) PER OPENING, ONE OPENING WITHIN 12-IN. OF CEILING SECOND OPENING WITHIN 12-IN. OF FLOOR. (MC 701.3.1(i))
 - COMBUSTION AIR FROM OUTSIDE TO COMPARTMENT WITH A 1/4-IN. SCREEN AT OUTSIDE OPENING.(MC 701.9(B))
 - SEPARATE DUCTS FOR UPPER AND LOWER COMBUSTION AIR SUPPLY OPENINGS. (MC 701.1(4))
 - THE FOLLOWING ARE REQUIRED FOR FURNACE OR COMFORT COOLING EQUIPMENT IN AN ATTIC:
 - SCUTTLE 22-IN. X 30-IN. OR THE SIZE OF THE LARGEST PIECE OF EQUIPMENT AND LOCATED NOT OVER 20-FT. FROM EQUIPMENT WHERE THE HEIGHT OF PASSAGEWAY IS LESS THAN 6-FT.
 - 24-in. UNOBSTRUCTED PASSAGEWAY OF SOLID CONTINUOUS FLOORING FROM SCUTTLE TO EQUIPMENT AND ITS CONTROLS. (MC 708)
 - UNOBSTRUCTED WORKSPACE OF 30" x 30" MIN. IN FRONT OF SERVICE SIDE OF EQUIPMENT. (MC 904.11)
 - A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR OF THE APPLIANCE. LIGHT SWITCH SHALL BE LOCATED AT THE ENTRANCE TO THE PASSWAY. (MC 931.4)
 - VENT THROUGH ROOF A MIN. OF 5 FEET ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES. (MC 806.2.1)
 - FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCE. (MC 304)
 - CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE USED AND THE EXHAUST DUCT MAY NOT EXTEND INTO OR THROUGH DUCTS OR PLENUMS. (MC 504.3)
 - CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4-IN. IN DIAMETER AND LENGTH IS LIMITED TO 14-FT. WITH 2 ELBOWS . THE DUCT LENGTH SHALL BE REDUCED BY 2-FT. FOR EVERY ELBOW IN EXCESS OF TWO. (MC 504.3.2.2)
 - THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.6 GALLON PER FLUSH. (PC 402.2)
 - DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
 - ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO NOT MORE THAN TWO STORIES OF RESIDENTIAL AREAS. (PC 701.1.2.2)
 - POLUMBING PLAN CHECK AND APPROVAL ARE REQUIRED FOR 2-IN. OR LARGER GAS LINES AND OR WATER LINES
 - WHERE NM CABLE (ROMEX) IS RUN ACROSS THE TOP OF CEILING JOISTS AND/OR WHERE THE ATTIC IS NOT ACCESSIBLE BY PERMANENT STAIRS OR LADDERS, PROTECTION WITHIN 6-FT OF OF NEAREST EDGE OF THE SCUTTLE HOLE OR ATTIC ENTRANCE SHALL BE PROVIDED. (EC 334.23, 320.23(A))

SHEET INDEX:

SHEET A1 .- SITE PLAN
SHEET A2 .- FLOOR PLAN AND ELEVATIONS
SHEET A3 .- FOUNDATION AND FRAMING PLAN
SHEET A4 .- FRAMING SECTIONS, DETAILS WITH SHEAR WALL SCHEDULE AND GREEN BUILDING NOTES
SHEET #1,#2,#3, & #4 .- ENERGY CODES

DATA:

EXISTING LIVING AREA	=	1,158 SQ.FT.
EXISTING PORCH	=	16 SQ.FT.
EXISTING GARAGE	=	400 SQ.FT.
SUB TOTAL	=	1,574 SQ.FT.
NEW A.D.U. DWELLING	=	990 SQ.FT.
GRAND (GROUND) TOTAL	=	2,564 SQ.FT.
LOT COVERAGE = $\frac{2,564 \text{ SQ.FT.}}{10,317 \text{ SQ.FT.}}$	=	24.85 %

STATE ON THE PLAN THE APPLICABLE 2022 BUILDING CODES:

- 2022- California Residential Code (CRC)
- 2022- California Mechanical Code (CMC)
- 2022- California Plumbing Code (CPC)
- 2022- California Green Building Standard Code(CGBSC)
- 2022- California Electrical Code (CEC)
- 2022- California Energy Code (CEC)
- 2022- California Fire Code (CFC)

SCOPE OF WORK:

- EXISTING MAIN RESIDENCE IS NOT SPRINKLERED.
- NEW A.D.U NOT SPRINKLERED.
- NEW A.D.U ELECTRICAL PANEL
- NEW A.D.U GAS METER
- NEW A.D.U WATER METER
- A.D.U. SEWER TO BE CONNECTED ON EXISTING SEWER DWELLING.

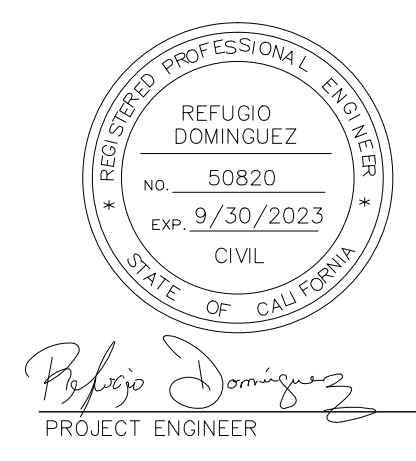
OCCUPANCY: R-3/U

TYPE OF CONST. VB

"PLANS TO COMPLY WITH GARDEN GROVE CITY SECURITY ORDINANCE".

ASSESSORS PARCEL NUMBER: 094-643-07

PROPERTY LEGAL DESCRIPTION: N TR 1787 LOT 148



CONSULTANTS

ENERGY ANALYSIS REPORT:
 2416 W. VALLEY BLVD.
 ALHAMBRA, CA. 91803
 TEL: (626) 289-8808

ENGINEER:
 REFUGIO DOMINGUEZ
 LIC NO. C-50820
 TEL: (909) 472-9809

H & H DESIGN AND DRAFTING SERVICES

PHONE: CELL: (626) 723-6876
 DESIGNER: Hector Medina

PROPOSED: NEW A.D.U. DWELLING

OWNER: SERGE MELIKYAN
 ADDRESS: 13402 LUCILLE ST
 GARDEN GROVE, CA. 92844
 PHONE: (714) 343-2073

DRAWN
 HECTOR MEDINA

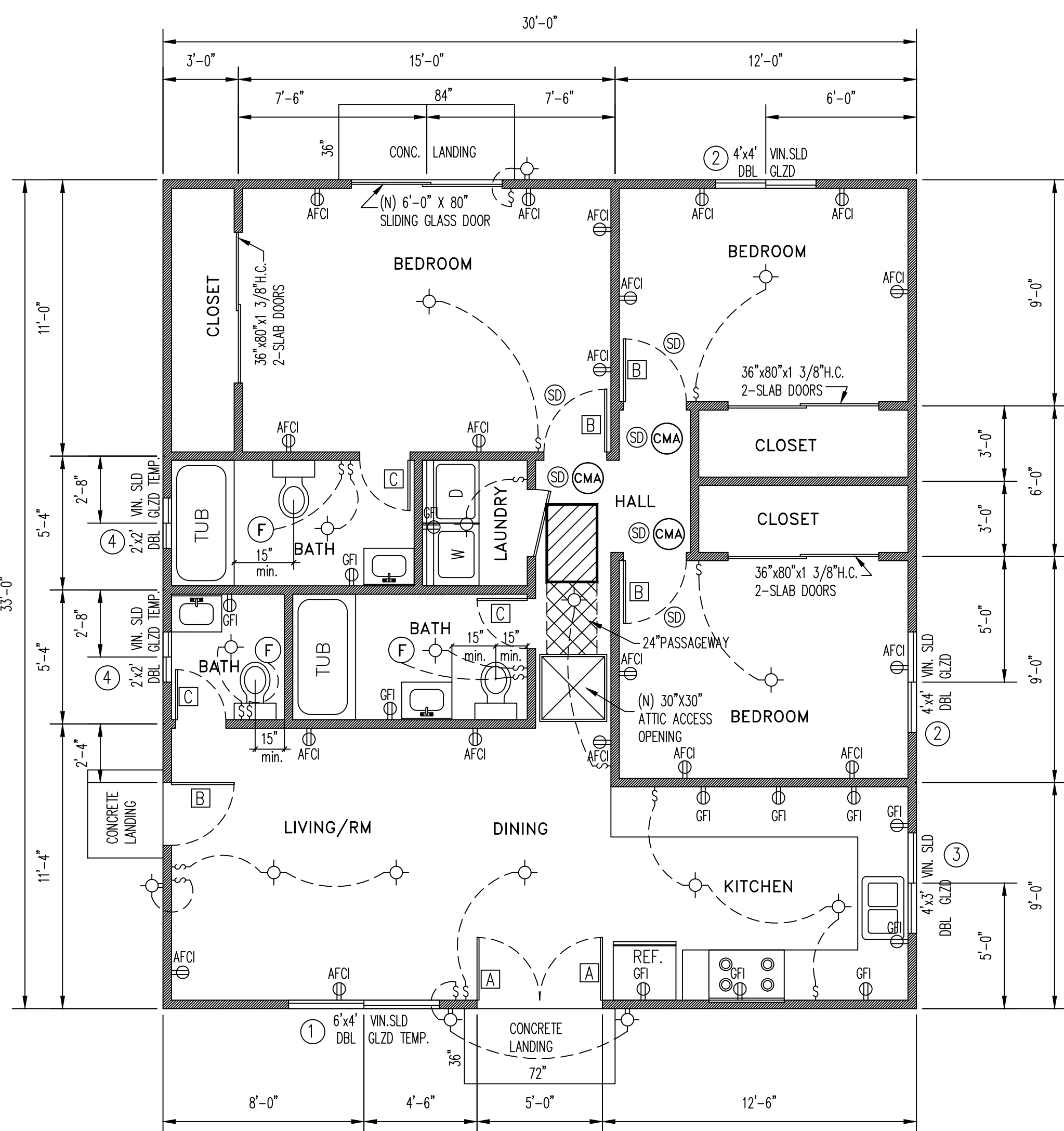
DATE
 06-29-2022

SCALE
 AS NOTED

JOB NO.
 2022-17-SER-A1_B

SHEET
 A1

OF SHEETS



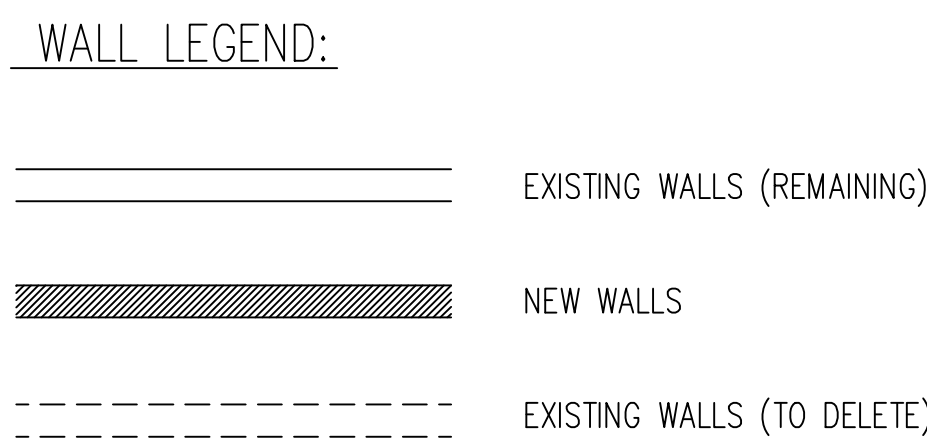
FLOOR PLAN
1/4"=1'-0"

NEW DOOR SCHEDULE

Sym.	Width	Height	Thick	Description	Remarks	Qty
A	2'-6"	6'-8"	1-3/4"	Solid Core	Standard	2
B	2'-6"	6'-8"	1-3/8"	Hollow Core	Standard	3
C	2'-0"	6'-8"	1-3/8"	Hollow Core	Standard	3

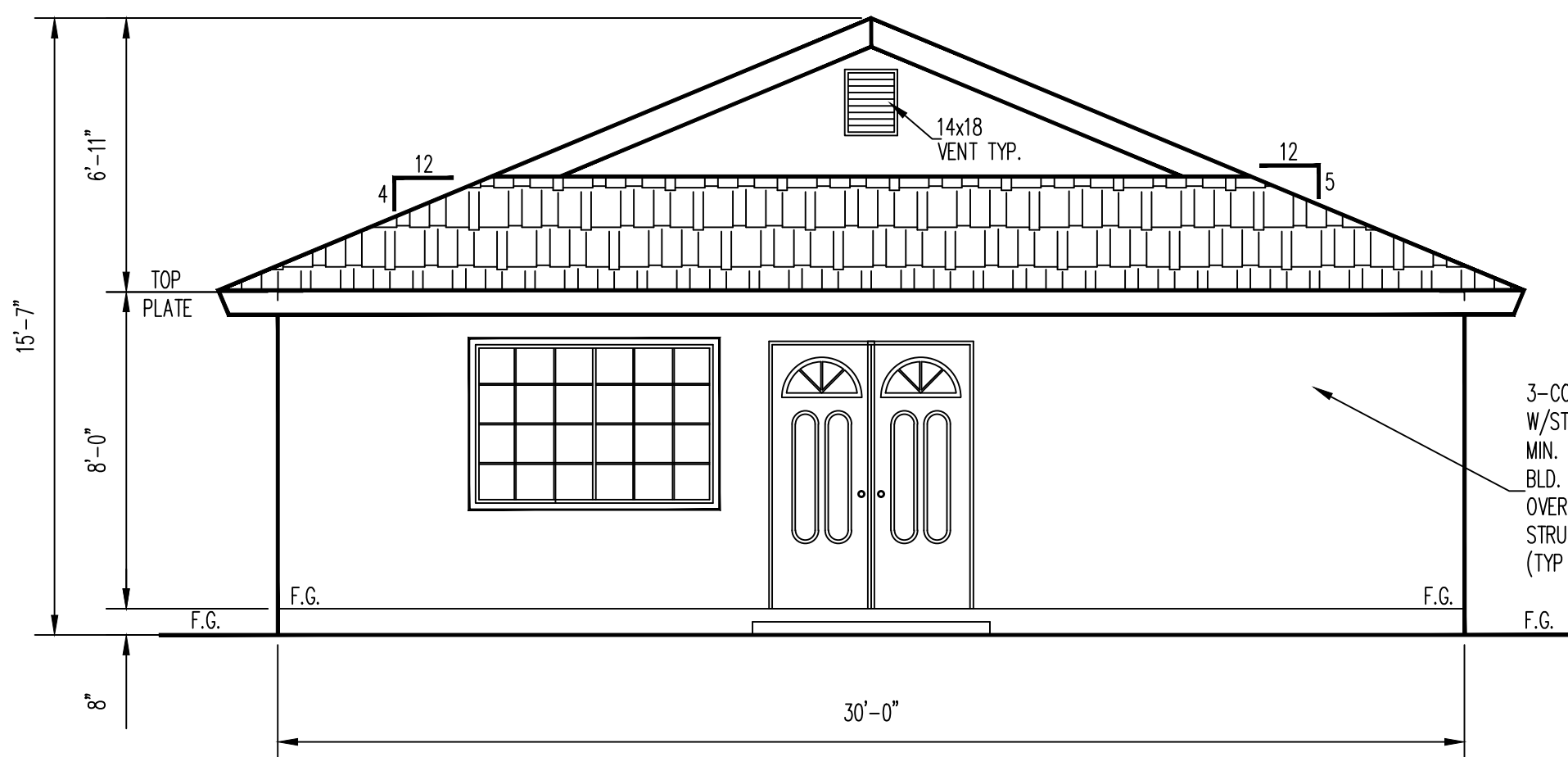
NEW WINDOW SCHEDULE

Symb	Width	Height	Type	Material	Remarks	Qty	U-factor	SHGC
1	6'-0"	4'-0"	Fixed Dual Glaze	Vinyl	New	1	0.3	0.23
2	4'-0"	4'-0"	Fixed Dual Glaze	Vinyl	New	2	0.3	0.23
3	4'-0"	3'-0"	Fixed Dual Glaze	Vinyl	New	1	0.3	0.23
4	2'-0"	2'-0"	Fixed Dual Glaze	Vinyl	New	2	0.3	0.23

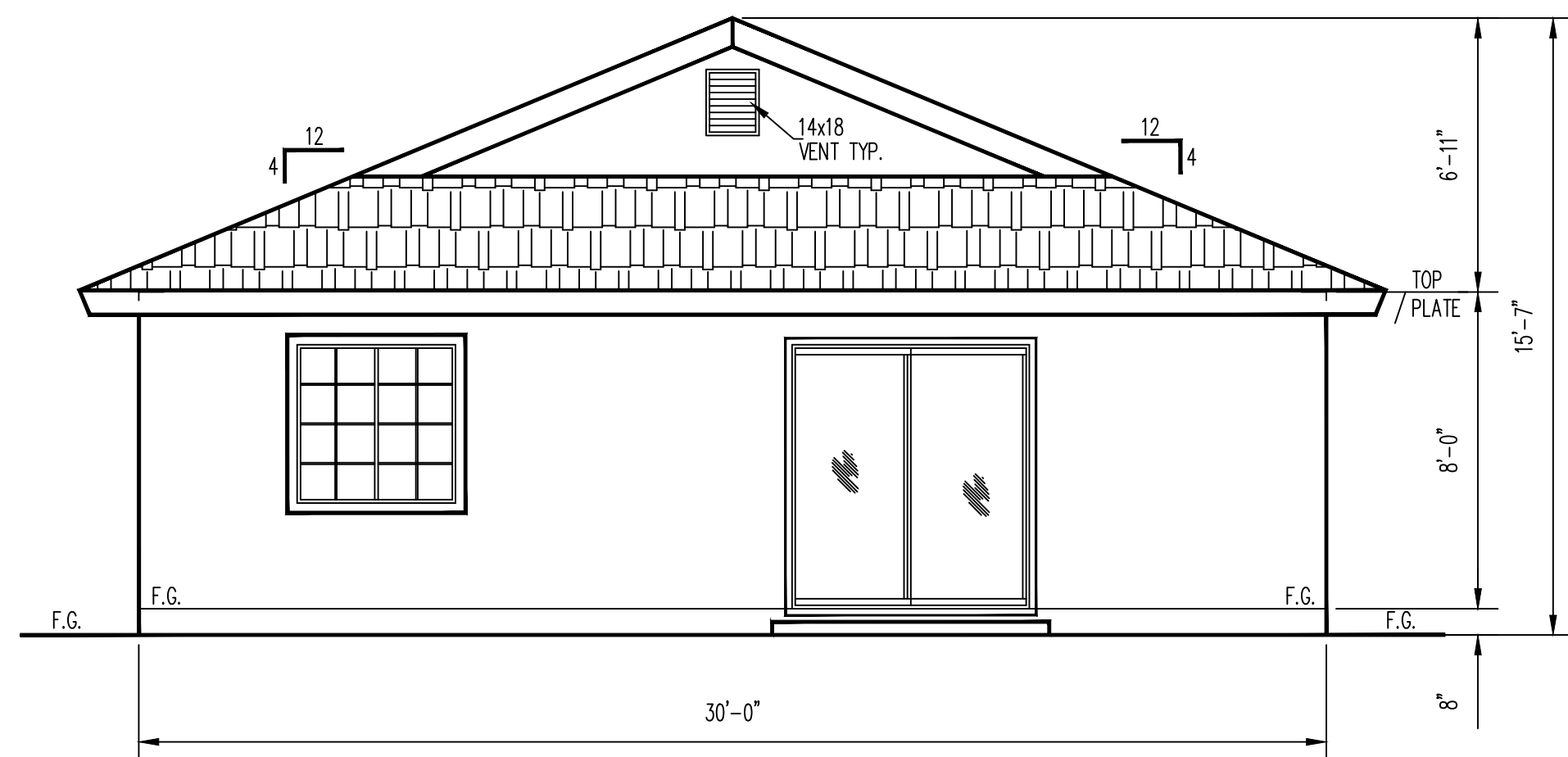


- ELECTRICAL LEGEND:**
- A.F.C.I. DUPLEX OUTLET 12" ABOVE THE FLOOR.
 - G.F.I. DUPLEX OUTLET "GFI" PROTECTED 48" ABOVE FLOOR.
 - G.F.I. W.P. DUPLEX OUTLET "GFI" PROTECTED/ WATER PROOF 16" ABOVE FLOOR.
 - S SINGLE POLE SWITCH 48" ABOVE FLOOR.
 - S2 2WAY SWITCH 48" ABOVE FLOOR.
 - \$D DIMMER SWITCH
 - \$D3 3 WAY DIMMER SWITCH
 - \$MC SWITCH WITH VACANCY SENSOR
 - CEILING MOUNT LOW VOLTAGE DOWN LIGHT. (FLUORESCENT)

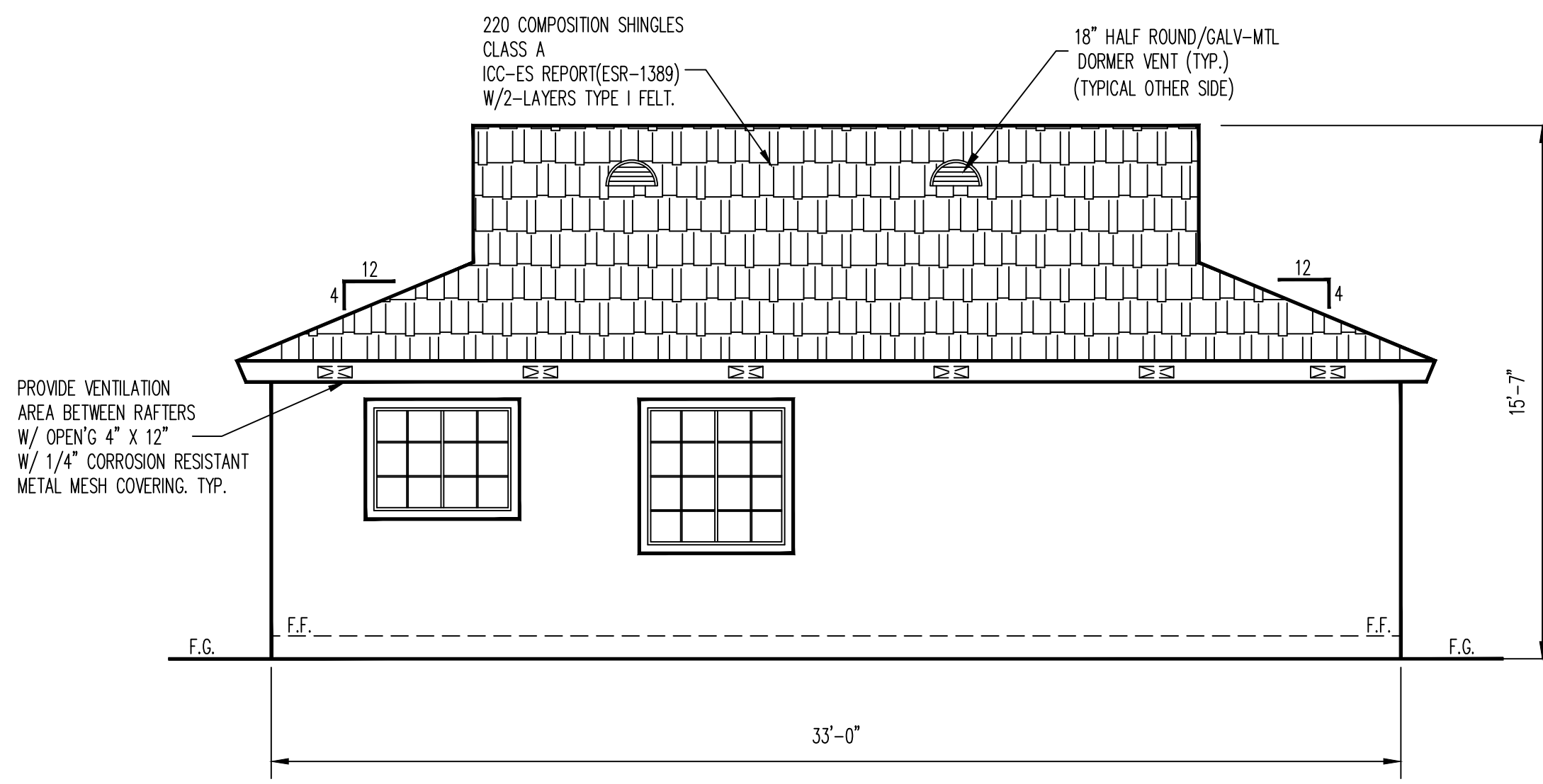
- CEILING MOUNTED LIGHT FIXTURE. (FLUORESCENT)
- WALL MOUNTED LIGHT FIXTURE W/MOTION DETECTOR. (FLUORESCENT)
- CEILING MOUNTED SMOKE DETECTOR. HARD WIRE & BATTERY BACKUP INTERCONNECTED.
- BATHROOM EXHAUST FAN UNIT WITH MIN. 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. IN BATHROOM
- *CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP.
- A/C (E) AIR CONDITION PAD COMPRESSOR W/4" CONC. DECK 0/3" ABV. FINISH GRADE
- (E) GAS METER



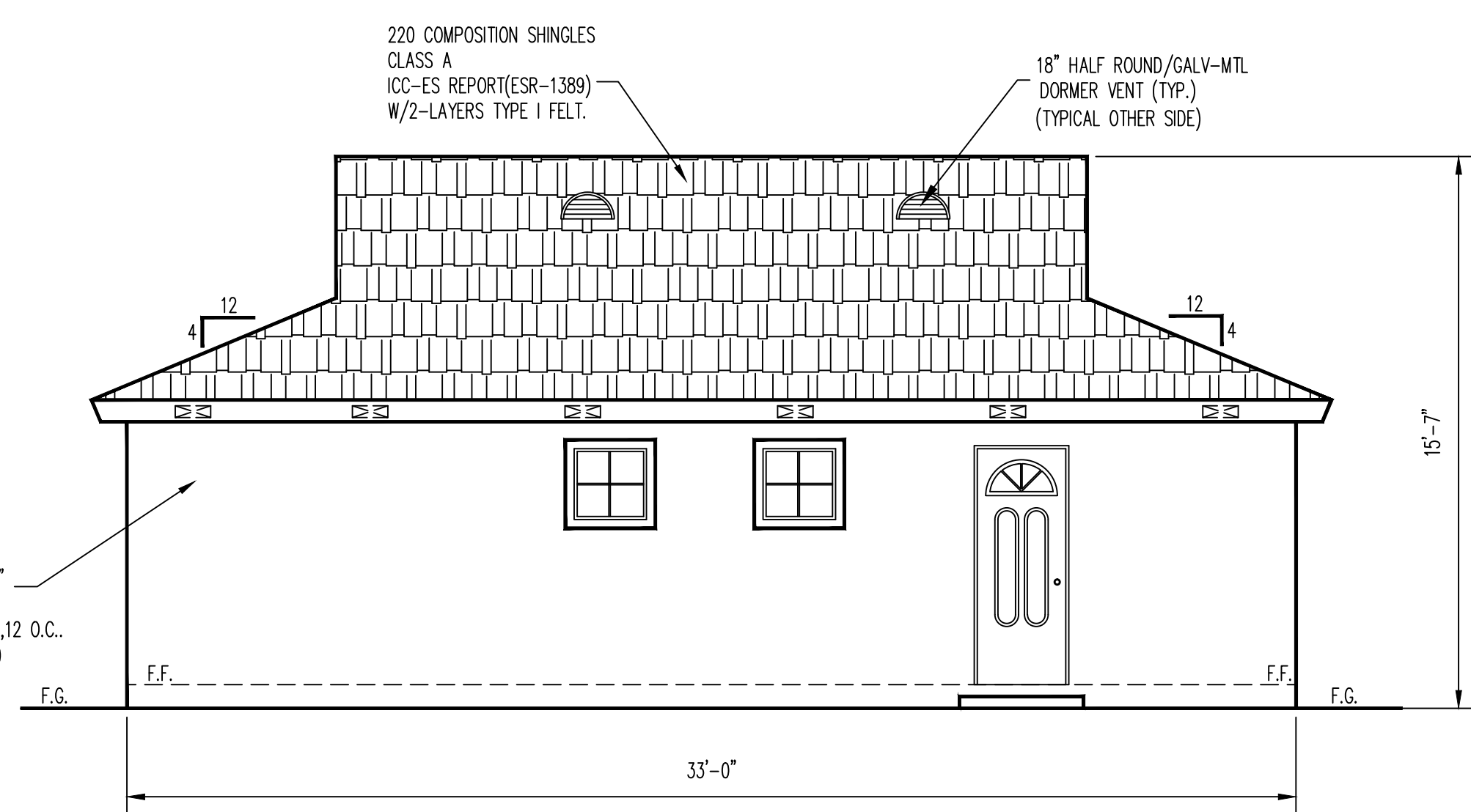
WEST ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

ROOF VENTILATION:

NEW ROOF AREA: 990 S.F. : $\frac{990 \text{ S.F.}}{150} = 6.60 \text{ S.F. REQ'D}$

5"x14" EAVE VENT. WITH NFVA=	18" HALF ROUND DORMER VENT. WITH NFVA=	14"x18" GABLE VENT. WITH NFVA=
25 SQ.FT	0.52 SQ.FT	0.88 SQ.FT
12 EAVE x 0.25 = 3.00 S.F.	2 GABLE x 0.88 = 1.76 S.F.	4 DORMER VENT x 0.52 = 2.08 S.F.
TOTAL 6.84 S.F. > 6.66 S.F.		

Openings shall have corrosion-resistant wire mesh or other approved material with 1/16-in minimum and 1/4-in. maximum opening.

A minimum of one-inch airspace shall be provided between insulation and roof sheathing (R806.3)

H & H DESIGN AND DRAFTING SERVICES
PHONE: (626) 723-6876
DESIGNER: Hector Medina

PROPOSED: NEW A.D.U. DWELLING
OWNER: SERGE MELIKYAN
ADDRESS: 13402 LUCILLE ST GARDEN GROVE, CA. 92844
PHONE: (714) 343-2073

DRAWN: HECTOR MEDINA
DATE: 06-29-2022
SCALE: AS NOTED
JOB NO.: 2022-17-SER-A2_B
SHEET: A2
OF SHEETS: 2

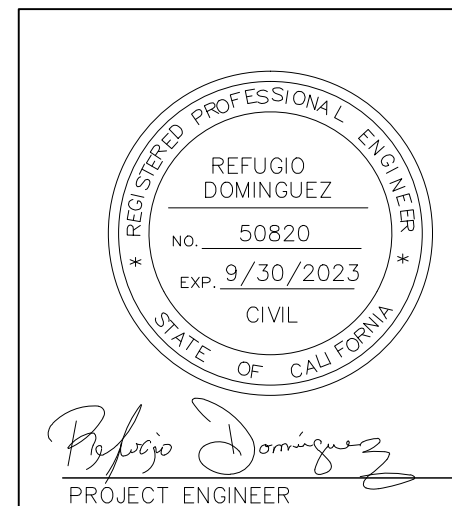


EXHIBIT "A"
CITY OF GARDEN GROVE
LOT LINE ADJUSTMENT
 LL _____

Legal Description

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Number
SERGE MELIKYAN AND KAYANE MELIKYAN	097-643-07 AND 097-643-04	PARCEL 1
SERGE MELIKYAN AND KAYANE MELIKYAN	097-643-07 AND 097-643-04	PARCEL 1

PARCEL 1:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 148 OF TRACT NO. 1787, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGES 9 THROUGH 11 OF MISCELLANEOUS MAPS, RECORDS OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

TOGETHER WITH:

PARCEL B:

THE NORTH 40.00 FEET OF THE SOUTH 482.69 FEET OF THE EAST 93.23 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, ASSHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS RECORDS OF THE COUNTY OF ORANGE.

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION



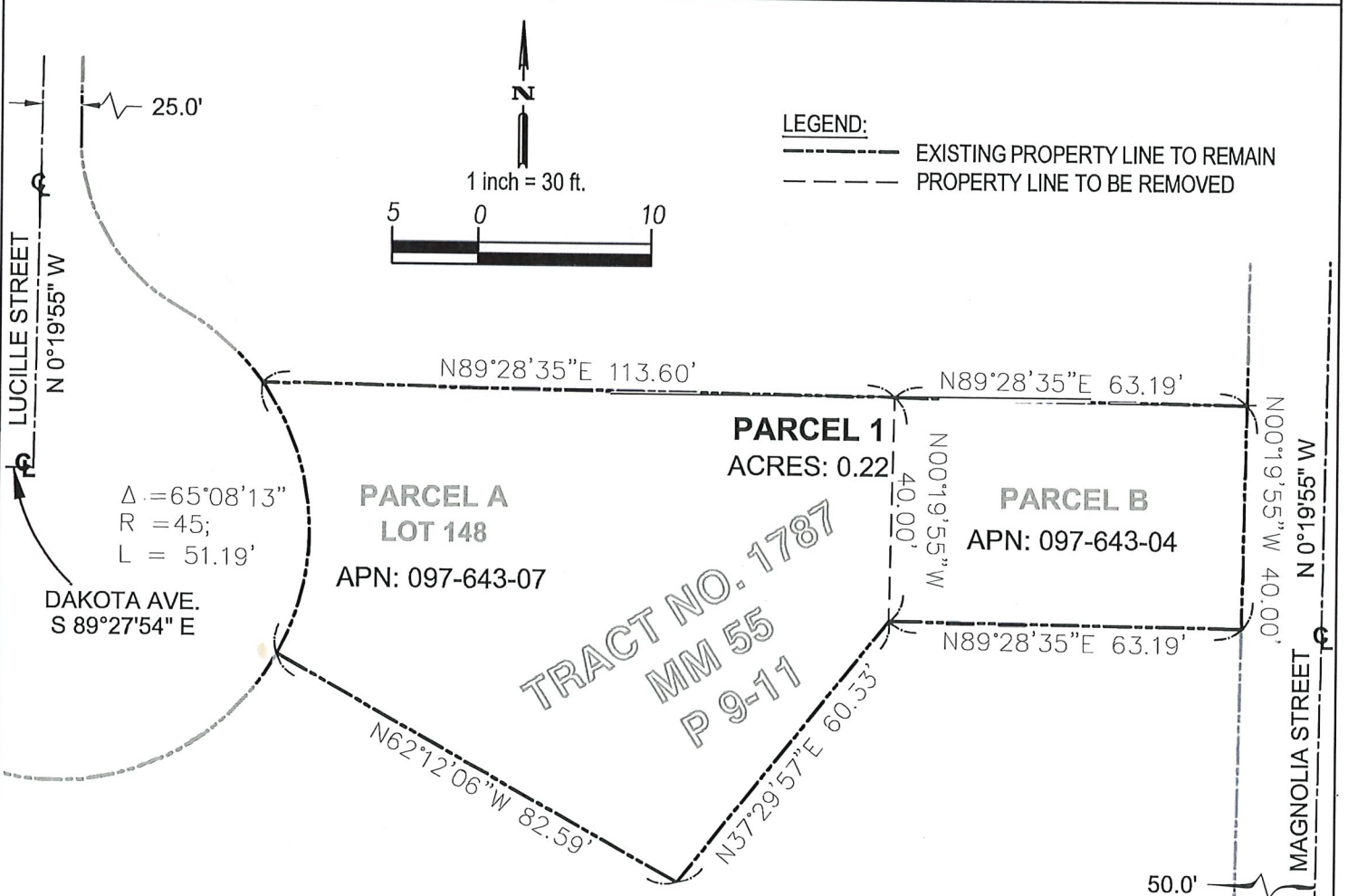
LAN N. PHAM, P.E. C29595
 ENGINEER'S NAME AND LICENSE NUMBER
 MY REGISTRATION EXPIRES: 3-31-2025

EXHIBIT "B"
CITY OF GARDEN GROVE
LOT LINE ADJUSTMENT

LL _____

Map

OWNERS	EXISTING PARCEL APN	PROPOSED PARCELS REFERENCE NUMBER
SERGE MELIKYAN AND KAYANE MELIKYAN	097-643-07 AND 097-643-04	PARCEL 1
SERGE MELIKYAN AND KAYANE MELIKYAN	097-643-07 AND 097-643-04	PARCEL 1



NOTE: THERE ARE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAPS OR THERE MAYBE OTHER RECORDED EASEMENT WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCELS HEREIN.

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION

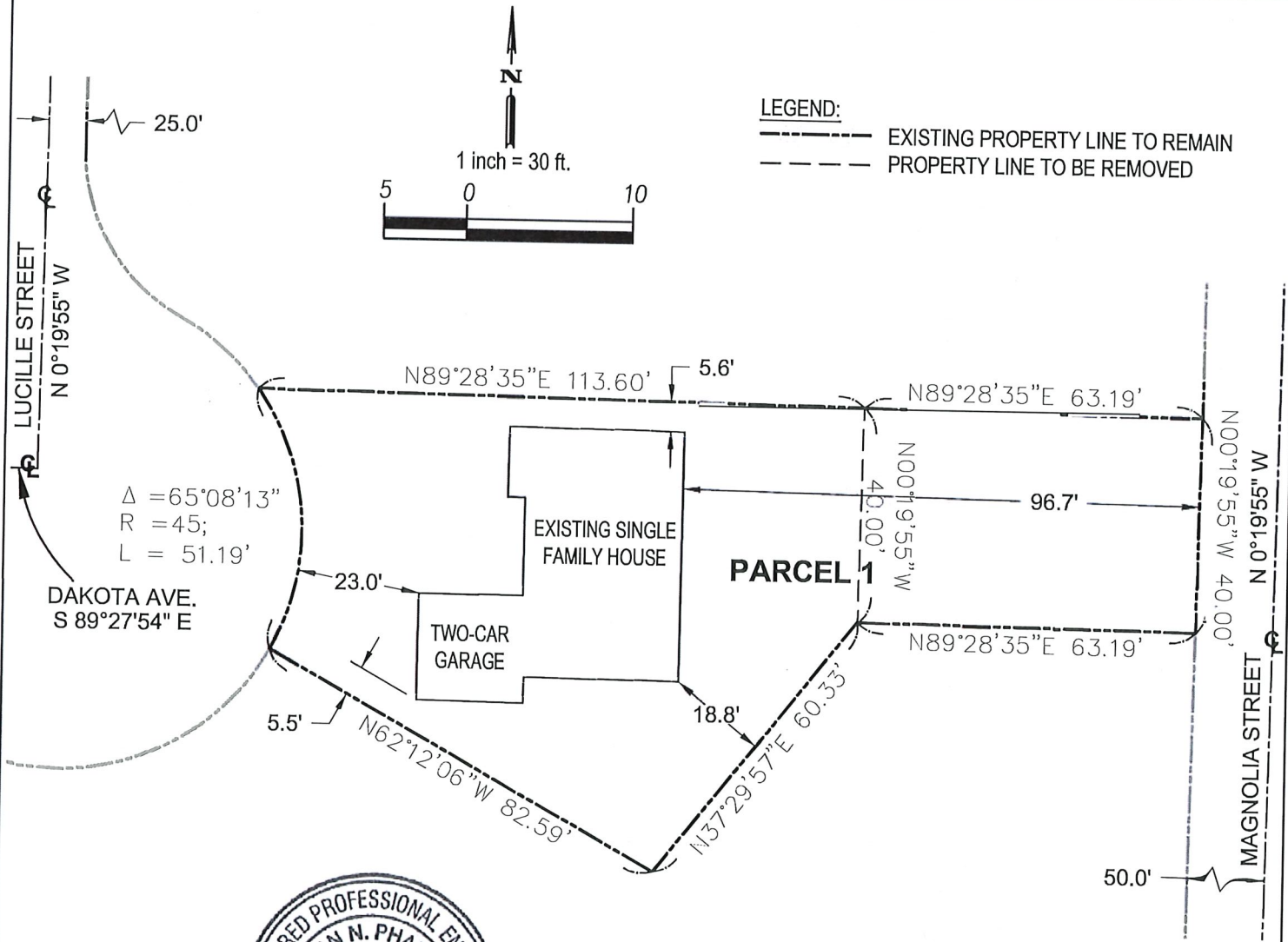
LAN N. PHAM, P.E. C29595
 ENGINEER'S NAME AND LICENSE NUMBER
 MY REGISTRATION EXPIRES: 3-31-2025

EXHIBIT "C"
CITY OF GARDEN GROVE
LOT LINE ADJUSTMENT

LL _____

Site Plan

OWNERS	EXISTING PARCEL APN	PROPOSED PARCELS REFERENCE NUMBER
SERGE MELIKYAN AND KAYANE MELIKYAN	097-643-07 AND 097-643-04	PARCEL 1
SERGE MELIKYAN AND KAYANE MELIKYAN	097-643-07 AND 097-643-04	PARCEL 1



THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION

LAN N. PHAM, P.E. C29595
 ENGINEER'S NAME AND LICENSE NUMBER
 MY REGISTRATION EXPIRES: 3-31-2025

DECISION NO. 1855-24

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE, APPROVING LOT LINE ADJUSTMENT NO. LLA-032-2024.

BE IT DETERMINED that the Zoning Administrator of the City of Garden Grove does hereby approve Lot Line Adjustment No. LLA-032-2024 for property located on the south side of Bestel Avenue, west of Magnolia Street, and north of Trask Avenue, at 13402 Lucille Street, Assessor's Parcel Nos. 097-643-07 and 097-643-04.

BE IT FURTHER DETERMINED in the matter of Lot Line Adjustment No. LLA-032-2024 the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Serge Melikyan.
2. The applicant is requesting approval of a Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) parcels into parcel one (1), to facilitate the construction of an Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling.
3. Pursuant to the California Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the CEQA, pursuant to Section 15305, Minor Alterations in Land Use Limitations, of the CEQA Guidelines (14 Cal. Code Regs., Section 15305).
4. The site is improved with a single-family dwelling and an attached two-car garage. The proposed Lot Line Adjustment will facilitate development of an Accessory Dwelling Unit.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Reports submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on October 10, 2024, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter at a meeting on October 10, 2024.

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 9.40.190, are as follows:

FACTS:

The subject properties are located on the south side of Bestel Avenue, just west of Magnolia Street, and north of Trask Avenue. The properties have a General Plan

Designation of Low Density Residential and are zoned R-1 (Single-Family Residential). The subject properties abut R-1 (Single-Family Residential) zoned properties to the north, south, and west, across Lucille Street, improved with single-family homes, and R-3 (Multiple-Family Residential) zoned properties to the east across Magnolia Street, improved with multiple-family homes.

The subject parcels are under common ownership and share the same address; however, each parcel has a separate Assessor's Parcel Number (APN). Parcel A (APN: 097-643-07) has lot area of 6,880 square feet and Parcel B (APN: 097-643-04) has a lot area of 2,527 square feet. The combined total lot size is 9,407 square feet. Parcel A is currently developed with a one-story, single-family dwelling unit with an attached two-car garage. Parcel B is an undeveloped property. Although a separate parcel, Parcel B, functions as a rear yard for Parcel A.

The Lot Line Adjustment will consolidate the two (2) existing parcels into one (1) parcel to facilitate the construction of an Accessory Dwelling Unit (ADU) in the future, and will not change the overall configuration of the parcel. The project site would continue to be developed with a single-family dwelling with an attached two-car garage. The proposed ADU is not part of the Lot Line Adjustment request. The ADU will undergo ministerial approval following approval of the Lot Line Lot Adjustment. The ADU will be required to comply with the California Building Code and be designed per the City of Garden Grove's ADU Ordinance.

FINDING AND REASONS:

LOT LINE ADJUSTMENT

The parcels, as a result of the Lot Line Adjustment, will conform to the zoning and building codes.

In order to facilitate the construction of the proposed ADU, the applicant is required to receive approval of a Lot Line Adjustment in order to remove the existing interior lot line to consolidate the two (2) existing parcels into parcel one (1).

The subject parcels are zoned R-1 (Single-Family Residential). The subject property is comprised of two (2) parcels: Parcel A is currently developed with a one-story, single-family dwelling with an attached two-car garage and is 6,880 square feet. Parcel B is 2,527 square feet and is an undeveloped property abutting Magnolia Street to the east. Although a separate parcel, Parcel B functions as the rear yard for Parcel A. As a result of the Lot Line Adjustment, the combined lot area will be 9,407 square feet, which would comply with the minimum lot size of 7,200 square feet of the R-1 zone. The Lot Line Adjustment will consolidate the two (2) parcels into one in order to allow the construction of a future Accessory Dwelling Unit (ADU).

Without approval of the Lot Line Adjustment, the proposed ADU cannot be constructed as it will be built over an existing property line, which is not permitted by the Building Code. Approval of the Lot Line Adjustment will not change the overall configuration of the parcel. The parcel will continue to be developed with a single-

family dwelling and attached two-car garage. The proposed ADU is not part of the Lot Line Adjustment request; however, the ADU would undergo ministerial approval following approval of the Lot Line Adjustment. The ADU will be required to comply with the California Building Code and be designed per the City of Garden Grove's ADU Ordinance.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER DETERMINED that the Zoning Administrator does conclude:

1. The Lot Line Adjustment possesses the characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.40.190 and is hereby approved.
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 Lot Line Adjustment No. LLA-032-2024.

Approval, attached as "Exhibit A", shall apply to Lot Line Adjustment No. LLA-032-2024.

Dated on October 10, 2024

DAVID DENT
ZONING ADMINISTRATOR

EXHIBIT "A"

Lot Line Adjustment No. LLA-032-2024

13402 Lucille Street

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Condition of Approval and Discretionary Permit of Approval", as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within 30 days of the approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, the developer of the project, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission.
3. Approval of this Lot Line Adjustment 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. Minor modifications to these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Engineering Division

6. The applicant shall submit an updated title report along with copies of the recorded instruments listed in the title report.
7. The applicant shall submit copies of the reference maps used to prepare legal description and the plat per County of Orange Lot Line Adjustment Manual.

8. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb, or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.

Community Development Department

9. The applicant shall submit a signed letter acknowledging receipt of the decision approving Lot Line Adjustment No. LLA-032-2024, and his/her agreement with all conditions of the approval.
10. 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 Lot Line Adjustment No. LLA-032-2024. 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.
11. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.
12. Unless a time extension is granted pursuant to Section 9.32.030.D.9 and Section of 9.40.190 Title 9 of the Municipal Code, the use authorized by this approval of Lot Line Adjustment No. LLA-032-2024 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within two years of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: <p style="text-align: center;">2.a</p>	SITE LOCATION: West side of Euclid Street, north of Chapman Avenue, at 11911 Euclid Street.
HEARING DATE: October 10, 2024	GENERAL PLAN: Light Commercial
CASE NO.: Item for Consideration No.IFC-001-2024	ZONE: C-1 (Neighborhood Commercial Zone)
APPLICANT: Bahadar Lakha	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities
PROPERTY OWNER: Daleson Capital LLC	APN: 089-17-040

REQUEST:

A request for a determination of Public Convenience or Necessity for an original Alcoholic Beverage Control (ABC) Type “20” (Off-Sale, Beer nad Wine) License in connection with Conditional Use Permit No. CUP-179-93.

BACKGROUND:

The subject property has a General Plan Land Use Determination of Light Commercial, and is zoned C-1 (Neighborhood Commercial). The subject site is approximately 24,764 square feet in size, and is improved with a multi-tenant commercial center, known as Pear Tree Plaza. The subject shopping center is currently occupied by a variety of uses, including restaurants, retail and personal service businesses. The subject convenience store occupies an approximately 880 square-foot in-line tenant space.

The subject property is adjacent to R-1 (Single-Family Residential) zoned properties to the west, a residential Planned Unit Development (PUD-137-01) zoned property to the north, and Community Center Specific Plan-District Commercial (CCSP-DC) zoned properties to the south. Existing surrounding uses include various commercial uses and residential uses.

According to Business Tax and License records, a convenience store, Alpine Market, has operated at this location since 1979 under the same ownership. In 1993, the convenience store received approval for Conditional Use Permit No. CUP-179-93, to allow the business to operate with an original State Alcoholic Beverage Control (ABC) Type “20” (Off-Sale, Beer and Wine) license. The applicant purchased the business on June 1, 2024, at the time, the business was not in operation. The applicant proposes to operate the business with an ABC Type “20” license.

On June 6, 2024, the applicant filed an application with the California Department of Alcoholic Beverage Control (ABC) for a person-to-person transfer of the existing ABC Type "20" license. Due to unforeseen circumstances, the applicant was unable to complete the transfer of the Type "20" alcohol license. The applicant has now applied for a new original ABC Type "20" license that will be issued in connection with CUP-179-93.

On July 8, 2024, the Department of Alcoholic Beverage requested that the City provide a finding for public convenience or necessity for the issuance of the new ABC Type "20" license since ABC determined that the area had an over-concentration of off-sale licenses at the time the application was filed by the applicant.

According to ABC, Census Report District No. 883.01, in which the subject property is located, allows a total of three (3) off-sale licenses. At the time the new ABC application was filed, a total of four (4) off-sale licenses were reported, which resulted in an over-concentration of ABC off-sale licenses. California Business and Professions Code Section 23817.5 prohibits ABC from issuing new alcoholic licenses in areas of over-concentration.

As part of the city's application review process, the request is reviewed by the Community Development Department and the Police Department. Based on the statistics provided by the Police Department on September 19, 2024, it was determined that the subject property is located in a low-crime district, and in an area with an under concentration of off-sale ABC licenses. With the issuance of the new off-sale license, the number off-sale ABC licenses in the district will remain at three (3). Therefore, a finding of public convenience or necessity is not required.

DISCUSSION:

The applicant will continue to operate the convenience store under Conditional Use Permit No. CUP-179-93. The new business owner intends to sell a variety of consumable products such as non-alcoholic beverages and snacks, including beer and wine for off-site consumption. The applicant has expressed that no changes to the interior or exterior of the tenant space are proposed. The convenience store will continue to operate from 8:00 a.m. to 10:00 p.m., seven (7) days a week as conditioned by the CUP.

The subject property is not in a high-district nor in an area with an over-concentration of off-sale ABC licenses. Therefore, a finding of public convenience or necessity is not required for the issuance of the new off-sale alcohol license by ABC. A summary of the district can be found in Decision No. 1856-24.

The Community Development Department and the Police Department have reviewed and are in support of the request. The convenience store is required to continue to operate and comply with the conditions of approval of Conditional Use Permit No. CUP-179-93.

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 request for the ABC License does not expand the use of the existing convenience store. The convenience store is a permitted use, and the addition of the ABC license does 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. 1856-24, making the Public Convenience or Necessity determination in connection with Conditional Use Permit No. CUP-179-93.



Maria Parra
Planning Services Manager



By: Adrian Andujo
Planning Aide

[Attachment 1:](#) [Decision No. 1856-24](#)

[Attachment 2:](#) [Resolution No. 4412 for Conditional Use Permit No. CUP-179-93 with referenced Site Plan and Floor Plan](#)

DECISION NO. 1856-24

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING ITEM FOR CONSIDERATION NO. IFC-001-2024, FOR PROPERTY LOCATED AT 11911 EUCLID STREET, ASSESSOR'S PARCEL NO. 089-170-40.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does approve Item for Consideration No. IFC-001-2024, and hereby determines that a finding of public convenience or necessity is not required for the issuance of an original Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License in connection with Conditional Use Permit No. CUP 179-93, for property located on the west side of Euclid Street, north of Chapman Avenue, at 11911 Euclid Street, Assessor's Parcel No. 089-17-040.

BE IT FURTHER RESOLVED in the matter of Item for Consideration No. IFC-001-2024, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Bahadar Lakha, with the authorization of the property owner, Daleson Captial, LLC.
2. At applicant is requesting a determination of Public Convenience or Necessity for an original Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) Licenses in connection with Conditional Use Permit No. CUP-179-93.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The subject site is approximately 24,764 square feet in size and is improved with a multi-tenant commercial center, known as Pear Tree Plaza. The subject shopping center is currently occupied by a variety of uses, including restaurants, retail and personal service businesses. The site can be accessed from Euclid Street via two driveway entrances. The subject tenant space is an approximately 880 square-foot convenience store located within a multi-tenant pad building, at 11911 Euclid Street.
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. The Zoning Administrator gave due and careful consideration to the matter during its meeting of October 10, 2024, and;

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject property has a General Plan Land Use Designation of Light Commercial, and is zoned C-1 (Neighborhood Commercial Zone). The subject site is approximately 24,764 square feet, and is improved with a multi-tenant commercial center, known as Pear Tree Plaza. The subject shopping center is currently occupied by a variety of uses, including restaurants, retail and personal service businesses. The subject convenience store occupies an approximately 880 square-foot in-line tenant space.

According to Business Tax and License records, the subject tenant space, Alpine Market, obtained their business license with the City of Garden Grove in December 10, 1979. In 1993, the convenience store received approval for a Conditional Use Permit No. CUP-173-93 to operate with a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) license. The applicant purchased the business in June 01, 2024, and proposed to continue to operate the business with an ABC Type "20" license.

On June 6, 2024, the applicant filed an application with the California Department of Alcoholic Beverage Control (ABC) for a person to transfer of the existing ABC Type "20" license. Due to unforeseen circumstances, the applicant was unable to complete the transfer of the existing Type "20" alcohol license. The applicant has now applied for a new ABC Type "20" license that will be issued in connection with CUP-179-93.

On July 8, 2024, the Department of Alcoholic Beverage requested that the City provide a finding for a public convenience or necessity for the issuance of the new ABC Type "20" license since, ABC determined that the area had an over-concentration of off-sale licenses at the time the application was filed by the applicant.

The Police Department has reviewed the request, and determined that the subject property is located in a low-crime district, and in an area with an under-concentration of ABC off-sale licenses. Therefore, a finding of public convenience or necessity is not required to issue the new ABC Type "20" license, and which will be issued in connection with Conditional Use Permit No. CUP-179-93.

REASONS:

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

The department further shall deny an application for licenses 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.

The subject property is located within Census Reporting District No. 883.01. As reported by the Police Department, the subject property, is not located in a high-crime district or in an area of over-concentration of ABC off-sale Licenses.

A summary of the district statistics is as followed:

- The subject site is located in Crime Reporting District No. 112.
- The crime count for the District is 80.
- Average crime count per district in the City is 69.
- A District is considered high-crime when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 16% above the Citywide average; therefore, it is not considered a high-crime area.
- The subject site is located in Alcoholic Beverage Control Census Reporting District No.883.01.
- ABC Census Reporting District No. 883.01 allows for three (3) off-sale licenses within the District. Currently, there are two (2) off-sale licenses in the District. The issuance of the new ABC Type "20" (Off-Sale, Beer and Wine) license will be increase to three (3) licenses.

Therefore, a finding for public convenience or necessity is not required for the issuance of the new ABC Type "20" off-sale license. Furthermore, the convenience store will continue to operate under Conditional Use Permit No. CUP-179-93.

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. Adopt Decision No. 1856-24, approving Item for Consideration No. IFC-001-2024.

Dated: October 10, 2024

DAVID DENT
ZONING ADMINISTRATOR

RESOLUTION NO. 4412

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-179-93 FOR A PARCEL OF LAND LOCATED ON THE WEST SIDE OF EUCLID STREET, NORTH OF CHAPMAN AVENUE AT 11911 EUCLID STREET, PARCEL NO. 087-170-40

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on February 10, 1994 does hereby approve Conditional Use Permit No. CUP-179-93.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-179-93, The Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Samir Insheiwat.
2. The applicant requests approval of a Conditional Use Permit to allow a market named Alpine Market to transfer an ABC license from one premise to another. The market operates under a State Alcoholic Beverage Control (ABC) License Type "20" (Off-Sale Beer and Wine).
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Land Use designation of Commercial and is zoned C-1 (Neighborhood Commercial). The site is improved with a retail shopping center.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on February 10, 1994, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of February 10, 1994; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.24.030, are as follows:

FACTS:

The Alpine Market is currently located within a building scheduled to be remodeled into a medical office. The applicant is proposing to relocate to the subject site. A CUP is required per Municipal Code Section 9.08.080(B)4.

The CUP request has been reviewed by the Police Department, which is supporting the request with conditions.

FINDINGS AND REASONS:

1. The establishment is consistent with the General Plan and Redevelopment Plan. The establishment is a permitted use in the C-1 (Neighborhood Commercial) zone and complies with all applicable code provisions, thus making it consistent with the General Plan and Redevelopment Plan.
2. The establishment will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project. The establishment will be harmonious with the persons who work and live within the area.
3. The establishment will not unreasonably interfere with the use, enjoyment or valuation of property of other persons located within the vicinity of the site provided the conditions of approval are adhered to for the life of the project. The establishment will be compatible with the surrounding area.
4. The establishment will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare. The conditions of approval for the establishment will ensure the public health, safety, and welfare.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT:

In addition to the foregoing, the Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.
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 shall apply to Conditional Use Permit No. CUP-179-93:

CONDITIONS OF APPROVAL:

- A. 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 Garden Grove Municipal Code shall apply.
- B. All modifications shall be submitted to the Planning Commission. If other than minor changes are proposed, a new Conditional Use Permit, containing all proposed revisions, shall be required.
- C. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan without the approval of the Development Services Department. Any change in the approved floor plan which has the effect of expanding or intensifying the present use shall require a new Conditional Use Permit.
- D. There shall be no pool tables or amusement devices on the premises at any time.
- E. 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.
- F. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.04.060.
- G. Hours of operation shall be permitted only between the hours of 8:00 a.m. and 10:00 p.m., seven (7) days a week.
- H. There shall be no deliveries from or to the premises before 8:00 a.m. and after 10:00 p.m., seven (7) days a week.
- I. The rear doors shall be kept closed at all times during the operation of the premises except in case of emergency or to permit deliveries. Panic hardware on doors shall comply with all City code requirements.
- J. The Permittee shall be responsible for maintaining free of litter, the areas immediately adjacent to the premises over which he/she has control.
- K. All requirements of the Fire Department shall be met, including all necessary occupancy permits and inspections.
- L. This Conditional Use permit shall be reviewed annually from the date of approval. This Conditional Use Permit may be called for review

by City staff, the City Council, Planning Commission, and/or Neighborhood Improvement and Conservation Commission, if complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of the approved conditions, the Garden Grove Municipal Code, or any other applicable provision of law.

- M. This Conditional Use Permit shall expire three (3) years after issuance unless, upon application, a Conditional Use Permit is extended by order of the Planning Commission, upon finding that the use has been operated in compliance with all conditions of approval and codes, and is not a nuisance to neighboring properties.
- N. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-179-93, and his/her agreement with all conditions of the approval.
- O. A copy of the resolution approving Conditional Use Permit No. CUP-179-93 shall be kept on the premises at all times.
- P. 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.
- Q. Signs shall comply with the City of Garden Grove sign requirements.
- R. The property owner shall repair the trash enclosure door on the site no later than 60 days from date of approval.
- S. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two foot candles of light on the parking surface and a minimum of one foot candle of light during all other hours of darkness. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.

ADOPTED this 10th day of February 1994.

/s/ HARRY KREBS
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on February 10, 1994, and carried by the following votes:

AYES: COMMISSIONERS: KREBS, BUTTERFIELD, INGEGNERI, KILLINGBECK, WILSON
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).
A decision becomes final if it is not timely appealed to the City Council.
Appeal deadline is March 3, 1994.

ALPINE MARKET
11911 ELLICOTT ST
GREEN SPRING
SCALE 1" = 1'-0"

