



AGENDA

ZONING ADMINISTRATOR MEETING

Courtyard Center
12732 Main Street

Thursday, October 23, 2025

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. ORAL COMMUNICATIONS – PUBLIC
2. PUBLIC HEARING ITEM(S):
 - a. [CONDITIONAL USE PERMIT NO. CUP-282-2025](#)

APPLICANT: Rod Mirand
LOCATION: 12111 Valley View Street

REQUEST: A request to allow an existing movie theater to operate with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine-Eating Place) License. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. Conditional Use Permit No. CUP-282-2025, subject to the recommended Conditions of Approval.

b. [CONDITIONAL USE PERMIT NO. CUP-284-2025](#)

APPLICANT: Bahadar Lakha

LOCATION: 11911 Euclid Street

REQUEST: A request to allow an existing convenience store to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License. Also, a request to revoke Conditional Use Permit No. CUP-179-93, which previously allowed the operation of a restaurant with a State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and Wine) License. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. Conditional Use Permit No. CUP-284-2025, subject to the recommended Conditions of Approval.

3. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.a	SITE LOCATION: West of Valley View Street, Between Chapman Avenue and Belgrave Avenue, at 12111 Valley View Street
HEARING DATE: October 23, 2025	GENERAL PLAN: Residential/Commercial Mixed Use 2 (RC2)
CASE NO.: Conditional Use Permit No. CUP-282-2025	ZONE: Planned Unit No. PUD-104-73 (REV. 2018/REV. 2021)
APPLICANT: Rod Mirand	APN NO.: 224-202-16
PROPERTY OWNER: Daniel Akarakian	CEQA DETERMINATION: Exempt – Section 15301 – “Existing Facilities”

REQUEST:

A request for Conditional Use Permit approval to allow an existing movie theater to operate with an original State Alcoholic Beverage Control (ABC) Type “41” (On-Sale Beer & Wine - Eating Place) License.

BACKGROUND:

The subject site is approximately 2.70 acres, and is currently improved with an existing commercial center, known as West Grove Center. The center is located on the west side of Valley View Street, between Chapman Avenue and Belgrave Avenue. The commercial center is currently occupied by a variety of uses, including a bowling alley, movie theater, a car wash, and restaurants.

The property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2), and is zoned Planned Unit Development No. PUD-104-73 (REV. 2018/REV. 2021). The subject property is adjacent to PUD-104-73 (REV. 2018/REV. 2021) zoned properties in the north, PUD-104-73 (REV. 2018/REV. 2021) zoned properties to the west, R-3 (Multiple-Family Residential) and R-1 (Single-Family Residential) zoned properties in the south, and C-2 (Community Commercial) zoned properties across Valley View Street to the east. Surrounding properties include residential and commercial uses.

The specific tenant space under application is an approximately 10,075 square-foot movie theater, Starlight Cinemas, located at 12111 Valley View Street. In November of 2018, the City of Garden Grove approved a request to amend PUD-104-73 to facilitate the redevelopment of the commercial center. According to Business Tax records, the movie theater has been in operation since 1999.

The applicant is now requesting approval of a Conditional Use Permit to allow the existing movie theater to operate with a new State ABC License Type “41” (On-Sale Beer & Wine - Eating Place) License. Garden Grove Municipal Code Section

9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for a new original ABC license.

DISCUSSION:

In recent history, movies theaters have introduced the sale of alcohol to enhance the customer experience. In February of 2016, the City approved Conditional Use Permit No. CUP-058-2016 which allowed for the sale of alcohol at Regal Cinemas, located at 9741 Chapman Avenue. If approved, Starlight Cinemas would be the second movie theater that would operate with alcohol in Garden Grove.

The movie theater has a gross floor area of approximately 10,075 square feet, and is improved with a concession counter area, three (3) auditoriums, storage rooms, mezzanine, and two (2) restrooms. Alcohol is proposed to be stored within a storage area behind the concession counter area. All sales and service of alcohol are proposed to be made from concession stands near the main concession counter where identification would also be checked. According to the applicant, containers for alcohol would be served in containers that differ from those utilized for non-alcoholic beverages. Movie theater staff would receive mandated training offered by ABC. No changes would occur to the design or layout of the movie theater. There are no proposed changes to the exterior of the building, parking lot, or other site improvements. Vehicular access to the site would continue to be maintained by a driveway from Valley View Street, a driveway to the alley on the south of the property, and shared vehicular access to the properties to the north.

Starlight Cinemas would continue to operate as a movie theater providing various films for public enjoyment. The movie theater would operate seven (7) days of the week from 11:00 a.m. to fifteen (15) minutes after the last showing. The sale of alcohol would occur between the hours of 11:00 a.m. and 11:00 p.m. These hours are consistent with the City's standard hours of operation for ABC Type "41" establishments. In the event problems arise concerning the operation of the business, the hours of operation may be reduced by order of the Police Department.

The subject property has been reviewed by the Community Development Department and the Police Department. The subject property is located in a low-crime district, and in an area with an under concentration of "On-Sale" ABC licenses. With the issuance of the new "on-sale" license, the number "on-sale" ABC licenses in the district would be five (5). Therefore, a finding of public convenience or necessity is not required. A summary of the district can be found in Decision No. 1861-25. All standard conditions of approval for an ABC Type "41" License would apply, as well as conditions of approval applicable to movie theaters.

California Environmental Quality Act (CEQA):

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing movie theater. In addition, a movie theater with alcohol sales is conditionally permitted in PUD-104-73 (REV. 2018/REV. 2021). The movie theater with alcohol sales is a

conditionally permitted use, and the addition of the ABC license would not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

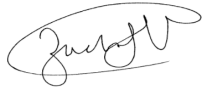
RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1861-25, approving Conditional Use Permit No. CUP-282-2025, subject to the recommended Conditions of Approval.

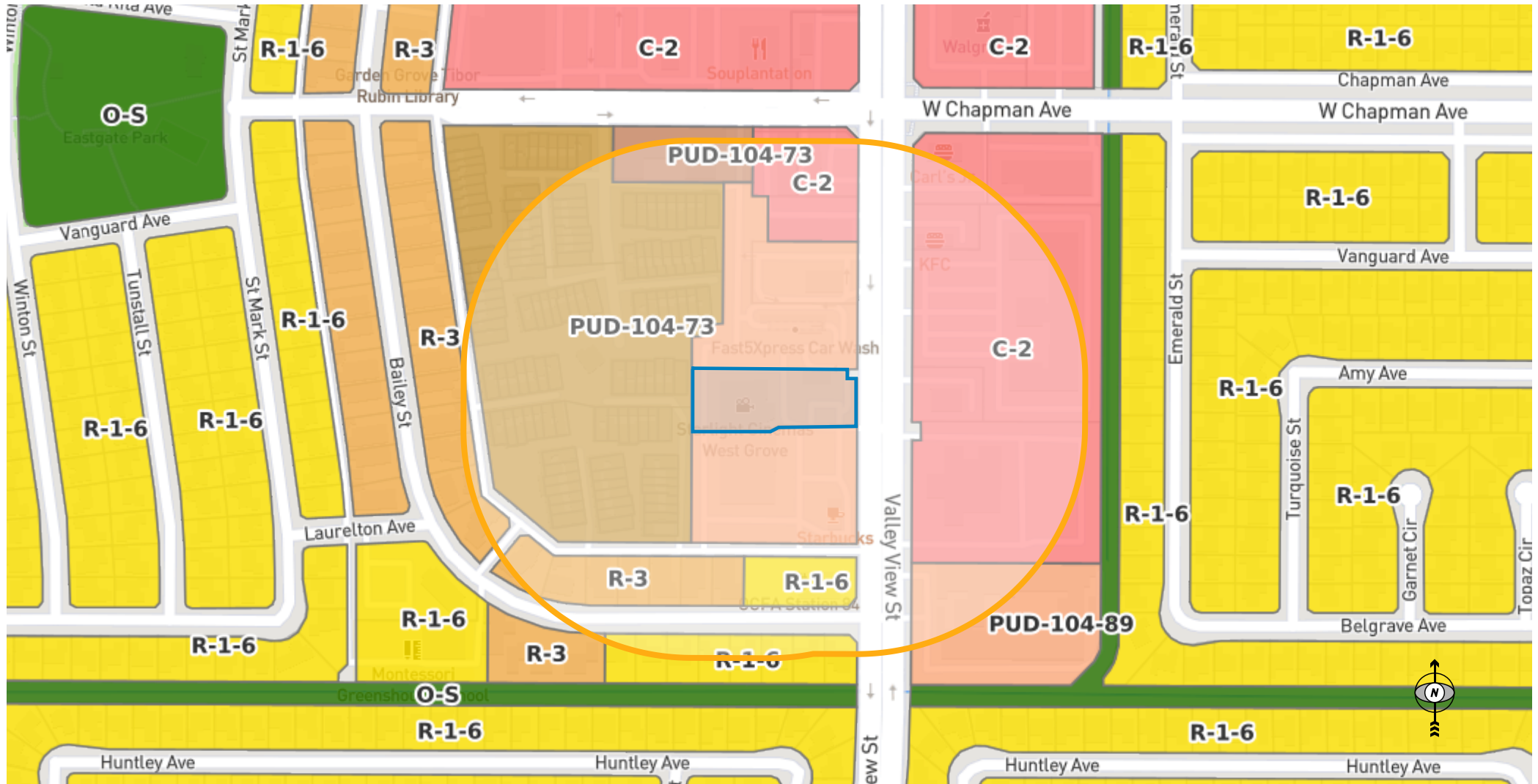


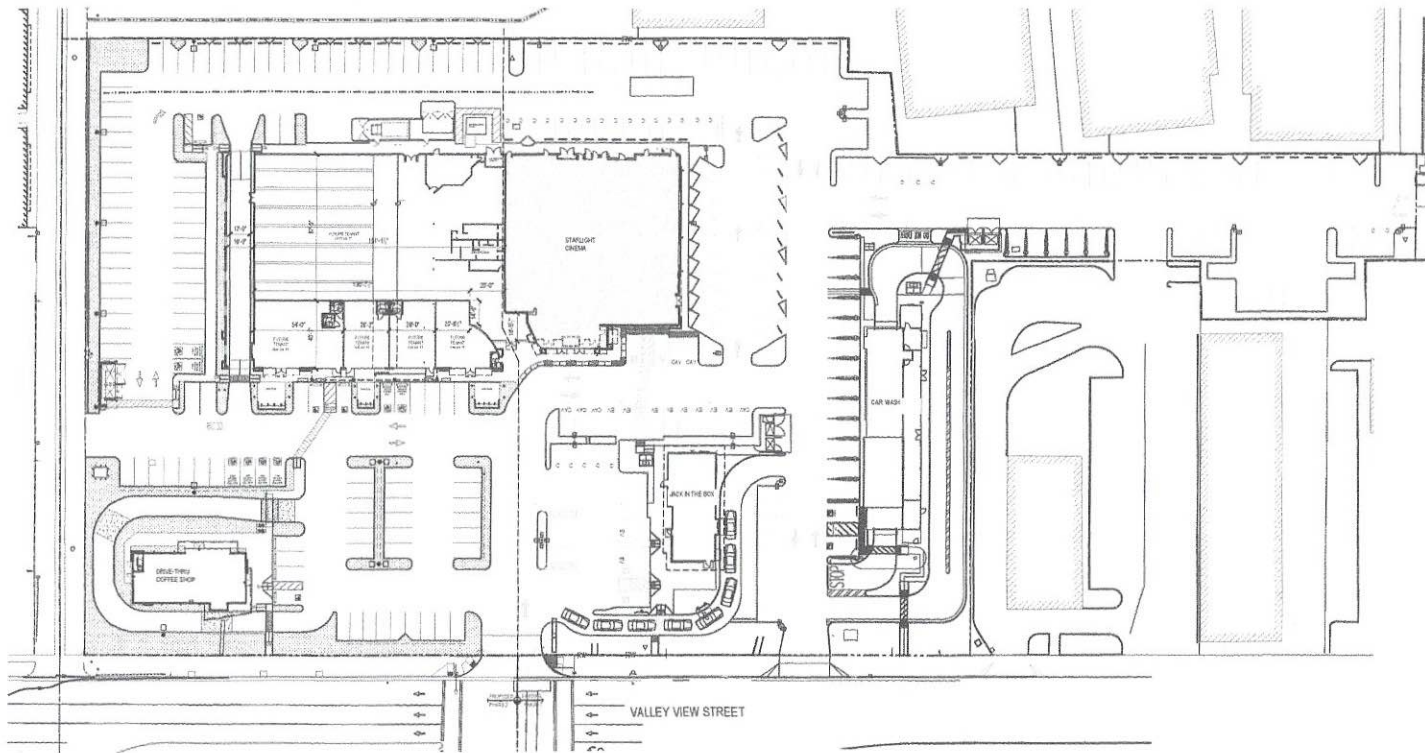
Maria Parra
Planning Services Manager



By: Zachary Hernandez
Assistant Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Decision No. 1861-25 with Exhibit "A"- Conditions of Approval





PHASE 2 SITE PLAN 1"=30'

PARKING ANALYSIS

PHASE 1 PARCEL AREA: 118007 S.F. 2.71 ACRES

TOTAL BUILDING AREA: 17124 S.F.
F.A.R. 0.15

BUILDING AREA & PARKING SUMMARY:		REQUIRED PARKING
STARLIGHT CINEMA	251 SEATS	0.31 SEAT
JACK IN THE BOX	1870 S.F.	10 / 1000
PATIO	200 S.F.	10 / 1000
CARWASH	4241 S.F.	5 x (30)
		30 SPACES+3 EMPLOYEE FOR STACKING & DELIVERY

PARKING SUMMARY		PROVIDED:	REQUIRED:
STANDARD	111 STALLS	175 STALLS	175+16+4=195
COMPACT	24 STALLS		129 STALLS
VACUUM	18 STALLS		
ADA	6 STALLS		
CAV	6 STALLS		
EV	10 STALLS		
TOTAL:	175 STALLS		
CARWASH QUEUE	16 CARS		
JIB DT QUEUE	4 CARS		
TOTAL LANDSCAPE AREA	12,807 S.F. 12.7% OF SITE		

PHASE 2 PARCEL AREA: 93608 S.F. 2.15 ACRES

TOTAL BUILDING AREA: 21307 S.F.
F.A.R. 0.23

BUILDING AREA & PARKING SUMMARY:		REQUIRED PARKING
BOWLING ALLEY	14 LANES	3 / LANE
DINING AREA/LOBBY	2300 S.F.	10 / 1000
KITCHEN/OFFICE	2800 S.F.	5 / 1000
RESTAURANT	2203 S.F.	10 / 1000
RESTAURANT	1143 S.F.	10 / 1000
RESTAURANT	1143 S.F.	10 / 1000
PATIO	700 S.F.	10 / 1000
DT QUEUE	4 CARS	
DT COFFEE SHOP	2180 S.F.	10 / 1000
PATIO	300 S.F.	10 / 1000
DT QUEUE	4 CARS	

PARKING SUMMARY		PROVIDED:	REQUIRED:
STANDARD	98 STALLS	115 STALLS	115+4+4=123
COMPACT	5 STALLS		168 STALLS
ADA	4 STALLS		
CAV	0 STALLS		
EV	8 STALLS		
TOTAL:	115 STALLS		
(E) LANDSCAPE AREA	1,216 S.F.		
NEW LANDSCAPE AREA	12,535 S.F. 17.3% OF SITE		
16 (E) TREES REMOVED			

TOTAL SITE AREA: 211613 S.F. 4.86 ACRES

TOTAL BUILDING AREA: 38431 S.F.
F.A.R. 0.18

BUILDING AREA & PARKING SUMMARY:		REQUIRED PARKING
STARLIGHT CINEMA	251 SEATS	0.31 SEAT
JACK IN THE BOX	1870 S.F.	10 / 1000
PATIO	200 S.F.	10 / 1000
CARWASH	4241 S.F.	5 x (30)
		30 SPACES+3 EMPLOYEE FOR STACKING & DELIVERY

BOWLING ALLEY	14 LANES	79 STALLS
RESTAURANTS	5638 S.F.	10 / 1000
PATIO	700 S.F.	10 / 1000
DT QUEUE	4 CARS	
DT COFFEE SHOP	2180 S.F.	10 / 1000
PATIO	300 S.F.	10 / 1000
DT QUEUE	4 CARS	
TOTAL LANDSCAPE AREA	24,034 S.F. 13.6% OF SITE	

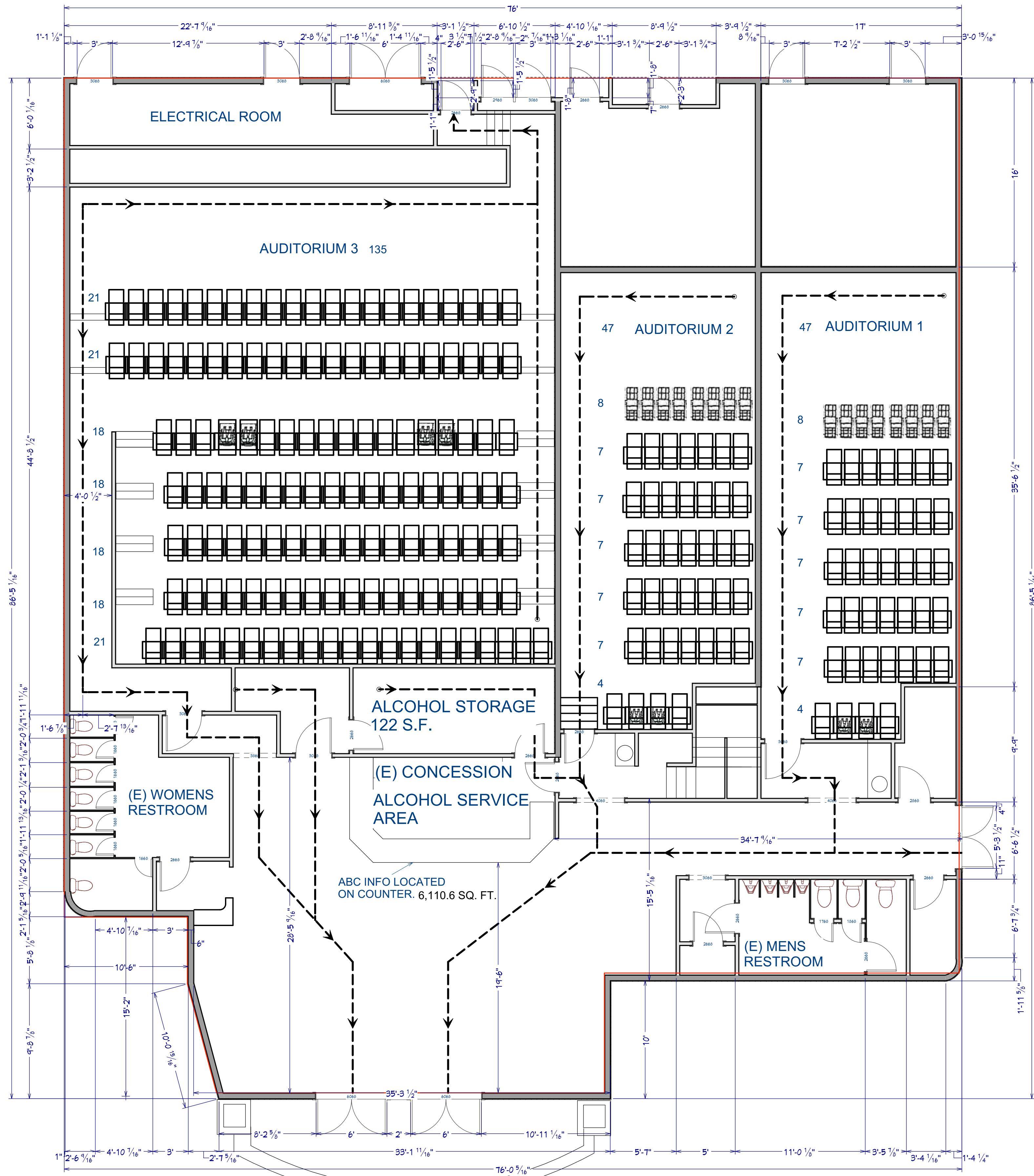
PARKING SUMMARY		PROVIDED:	REQUIRED:
STANDARD	209 STALLS	290 STALLS	290+28+318
COMPACT	29 STALLS		
VACUUM	18 STALLS		
ADA	10 STALLS		
CAV	6 STALLS		
EV	18 STALLS		
TOTAL:	290 STALLS		
CARWASH QUEUE	16 CARS		
JIB DT QUEUE	4 CARS		
COFFEE SHOP QUEUE	4 CARS		
RESTAURANT DT QUEUE	4 CARS		

CUP-282-2025

SITE PARKING ANALYSIS

 SHEET
AS1.1

NUMBER	DATE	REVISION	DESCRIPTION
Rev 1			Data Change



AUDITORIUM SEATING:

AUDITORIUM 1 =	47 SEATS	663.35 SQ. FT.
AUDITORIUM 2 =	47 SEATS	643.4 SQ. FT.
AUDITORIUM 3 =	135 SEATS	3059 SQ. FT.
TOTAL	229 SEATS	4,365.75 SQ. FT.

CONESION/ENTRANCE AREA	1,235.6 SQ. FT.
ALCOHOL STORAGE AREA	122 SQ. FT.

TOTAL	1,357.6 SQ. FT.
-------	-----------------

WOMENS REST ROOM	.
MENS REST ROOM	.
MISC.STORAGE/UTILITY AREA	.

TOTAL	387.05 SQ. FT.
-------	----------------

TOTAL BUILDING FOOTAGE	6,110.6 SQ. FT.
------------------------	-----------------

PROPERTY DETAILS
ADDRESS: 12111 VALLEY VIEW ST
CITY: GARDEN GROVE
STATE: CA
ZIP: 92845
APN/TMS/PIN: 224-202-21
LOT 129 TR 6740 LOTS 129 & 131
CITYMUNITWP:

FLOOR PLAN

VALLEYVIEW CINEMA CENTER LLC
12111 VALLEY VIEW ST
GARDEN GROVE, CA 92845

CLARK BLUEPRINTS
LOS ANGELES, CA 90008
323.332.0395
g@clarkblueprints.com



DATE:

9/15/25

SCALE:

3/16

SHEET:

A-1

DECISION NO. 1861-25

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-282-2025, FOR A PROPERTY LOCATED AT 12111 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-16.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-282-2025, for property located west of Valley View Street, between Chapman Avenue and Belgrave, at 12111 Valley View Street, Assessor's Parcel No. 224-202-16.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-282-2025, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Rod Mirand for Starlight Cinemas Inc., with the authorization of the property owner, Daniel Akarakian.
2. The applicant is requesting approval of Conditional Use Permit to allow an existing movie theater to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine - Eating Place) License.
3. The Zoning Administrator hereby determines that the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2), and is zoned Planned Unit Development No. PUD-104-73 (REV. 2018/REV. 2021). The subject site is an approximately 2.70-acre parcel, and is currently improved with an existing commercial center.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on October 23, 2025 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 October 23, 2025.

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 currently improved with an existing commercial center, known as West Grove Center. The subject commercial center is currently occupied by a variety of uses, including a bowling alley, movie theater, a car wash, and restaurants.

The property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2), and is zoned Planned Unit Development No. PUD-104-73 (REV. 2018/REV. 2021). The subject property is adjacent to PUD-104-73 (REV. 2018/REV. 2021) zoned properties in the north, PUD-104-73 (REV. 2018/REV. 2021) zoned properties in the west, R-3 (Multiple-Family Residential) and R-1 (Single-Family Residential) zoned properties in the south, and C-2 (Community Commercial) zoned properties across Valley View Street to the east.

The specific tenant space under application is an approximately 10,057 square-foot movie theater. The movie theater is improved with a concession counter area, three (3) auditoriums, storage rooms, mezzanine, and two (2) restrooms. The applicant is requesting approval of a Conditional Use Permit to allow the subject movie theater to operate with a new State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for a new original ABC license. Starlight Cinemas would continue to operate as a movie theater providing various films for public enjoyment. The subject movie theater will continue to operate from 11:00 a.m. to 11:00 p.m., seven (7) days a week.

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

- The subject site is located in Crime Reporting District No. 13.
- The crime count for the District is 40.
- Average crime count per district in the City is 69.
- A District is considered high when it exceeds the citywide average by 20%.
- The subject District has a crime count of 42% 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. 1100.01.
- ABC Census Reporting District No. 1100.01 allows for five (5) on-sale licenses within the District. Currently, there are four (4) on-sale licenses in the District. The approval of this CUP would add a new ABC Type "41" (On-Sale, Beer and

Wine, Eating Place) License. The approval of this Conditional Use Permit would increase the number of on-sale ABC Licenses in District 1100.01 by one (1), and the total number of on-sale licenses in the District would be five (5).

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

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for a Type "41" License, and movie theaters would apply.

FINDINGS AND REASONS:

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

The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use (RC2), and is zoned Planned Unit Development No. PUD-104-73 (REV. 2018/REV. 2021). The RC2 designation is intended to provide for a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments. The PUD is a precise plan intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design. The proposed use would meet the intent of the RC2 General Plan Land Use Designation and the PUD zone. Further, the proposed Project is consistent with several General Plan Goals, Policies, and Implementation Programs, including specifically:

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

The subject movie theater is located along Valley View Street, within a commercial plaza that consists of retail and other commercial services. The movie theater is an existing cultural arts/entertainment use. The addition of alcohol sales to the movie theater would add an additional amenity to the movie theater that enhances the customer experience, and maintains the intent of being a business serving the local community.

Goal LU-4 Uses compatible with one another.

The subject request is to serve alcohol at an existing movie theater. The movie theater is within an existing commercial center, known as the West Grove Center. Directly adjacent to the subject use are restaurants uses with alcohol sales. Sales of alcohol would be compatible with the existing use and other commercial uses. Furthermore, provided the Conditions of Approval are adhered to for the life of the project, the use would be compatible with other

commercial uses, and would be harmonious with the persons who work and live in the area.

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

Movie theaters offer a variety of concessions and beverages that can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the service of alcohol at an existing movie theater, Starlight Cinemas. The service of alcohol is intended to enhance the customer experience at the movie theater. This enhances the community by providing another unique commercial opportunity.

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

The subject request for a Conditional Use Permit to allow the service of alcohol at Starlight Cinemas would add an additional amenity to the existing movie theater that enhances the customer experience. The subject request maintains the intent of being a business serving the local community, while also contributing to the mix of retail and commercial services along a major commercial corridor. In addition to the existing movie theater, the surrounding area features a wide variety of existing commercial uses, including, but not limited to: a bowling alley, a car wash, restaurants, financial institutions, and a religious facility. With the subject request, the proposed use would further enhance the variety of uses in the area. By providing a vast variety of commercial uses, the West Grove Center, and the Valley View Street corridor could become more resilient to any future demands.

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

The existing movie theater has been in operation since 1999. The subject request for a Conditional Use Permit to allow the service of alcohol would provide additional amenities to the existing movie theater. Should the Conditional Use Permit be approved, the City is 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 proposed Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the movie theater. No concerns were raised by the Police Department regarding

the new ABC Type "41" (On-Sale Beer & Wine - Eating Place) License. The Police Department has reviewed the proposal and is supportive of the Conditional Use Permit request.

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

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, as the sale of alcohol would be ancillary to the movie theater use. The sale of alcohol would be subject to the recommended conditions of approval. The conditions of approval would require all members of the business staff to have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC), or an ABC-approved "Responsible Beverage Service (RBS) Training" program. Food would be required to be served during all hours of operation, and the sale of alcohol would be incidental to the sale of food. The conditions of approval would minimize potential impacts to the surrounding area. Therefore, the use would not adversely affect the health, peace, comfort or welfare of persons residing or working nearby. Similarly, given that the request is an ancillary service provided at an existing movie theater, and the primary use would not change, there would not be any interference with the use, enjoyment or valuation of the 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.

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

All site improvements are existing. No interior or exterior changes are proposed to the movie theater. Similarly, there are no proposed changes to the existing commercial center parking lot, landscaping, or other site improvements. The site, with the existing site improvements, would be of adequate size to accommodate the proposed use within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The subject site is located west of Valley View Street, between Chapman Avenue and Belgrave Avenue, which are fully developed streets that provide adequate traffic circulation and driveway access to parking areas. The site is sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. The request involves the approval of a new ABC license for a restaurant. No changes are proposed to the design of the movie theater. 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-282-2025.

Dated: October 23, 2025

DAVID DENT, CASp, CBO
ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-282-2025

12111 Valley View 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, Starlight Cinemas Inc., the current property owner, Daniel Akarakian, 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-282-2025 only authorizes the operation of a 10,075 square-foot movie theater with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Eating Place) License as identified on the plans submitted by the applicant and made part of the record of the October 23, 2025, Zoning Administrator proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations, and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that

have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

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

Police Department

6. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
7. Hours of operation shall be permitted only between the hours of 11:00 a.m. and fifteen (15) minutes after the closing of the last movie, seven (7) days a week. The sale of alcohol shall occur between the hours of 11:00 a.m. to 11:00 p.m. The hours of operation shall be applicable to the entire premises. The City of Garden Grove reserves the right to reduce hours of operation by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
8. Staff will visually monitor each theater at least every thirty (30) minutes during every movie showing to monitor patron behavior.
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 off the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.
12. The applicant and/or business operator shall add signage at or near all exits of the establishment identifying that there shall be no alcoholic beverages permitted outside of the movie theater.
13. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.

Conditional Use Permit No. CUP-282-2025

Conditions of Approval

14. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
15. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
16. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
17. 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.
18. 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

19. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The movie theater shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
20. At all time when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed thirty-five percent (35%) of the quarterly gross sales of food.
21. Food service shall be provided during all hours the movie theater is open, and shall also be available at all times when alcoholic beverages are being served.

22. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
23. 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.
24. 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.
25. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience, but the sound emitted from the premises shall not be audible outside of the establishment.
26. With the exception of movie screens intended for the display of feature movies, there shall be no raised platform, stage or dance floor allowed on the premises at any time.
27. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
28. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven (7) days a week.
29. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
30. 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.
31. 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.

Conditional Use Permit No. CUP-282-2025

Conditions of Approval

32. The applicant/property owner shall maintain all existing landscaped areas on a neat and health condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
33. 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 reasonable possible after it is discovered, but not later than 72 hours after discovery.
34. 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 establishments as of January 1, 1995.
35. No-roof mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
36. 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 areas.
37. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
38. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
39. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
40. Signs shall comply with the City of Garden Grove sign requirements. No more than fifteen percent (15%) of the total window area and clear doors shall

Conditional Use Permit No. CUP-282-2025

Conditions of Approval

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.

41. Any modifications to the 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.
42. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-282-2025 shall be kept on the premises at all times.
43. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-282-2025 and his/her agreement with all conditions of approval within 30-days from the date of this approval.
44. 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.
45. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed at any time, in order to determine in the business is operating in compliance.
46. 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-282-2025. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

Conditional Use Permit No. CUP-282-2025

Conditions of Approval

47. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-282-2025 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Conditional Use Permit No. CUP-282-2025 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-282-2025 shall expire if the building permits for the project expire.
48. 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.
49. 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.

Water Services Division

50. If needed, any new water service installations two inches (0'-2") and smaller may be installed by the City of Garden Grove at the property owner's/developer's expense or by developer/owner's contractor per City Standards. Installations shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water series three inches (0'-3") and larger, shall be installed by developer/owner's contract per City Standards.
51. 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 a Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.

Conditional Use Permit No. CUP-282-2025

Conditions of Approval

52. If needed, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. The owner shall have RPPD device tested once a year thereafter by a certified backflow device tester, and the test results to be submitted to the Public Works Department, Water Services Division. The property owner must open a water account upon installation of RPPD device.
53. It shall be the responsibility of the 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.
54. A composite utility site plan shall be included in the building plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.
55. If required, fire service shall have an above ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by GGMC Section 9.12.040.10.G.
56. If applicable, commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing Plan for grease interceptor shall be routed to Environmental Services for review.
57. If needed, a property size grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

58. Commercial food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Any existing units are to be removed.
59. If needed, the property owner shall install a new sewer lateral with clean out connecting to the existing private sewer system on site. It is the responsibility of the owner to install an appropriate size sewer lateral.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 2.b	SITE LOCATION: West of Euclid, north of Chapman Avenue, at 11911 Euclid Street
HEARING DATE: October 23, 2025	GENERAL PLAN: LC (Light Commercial)
CASE NO.: Conditional Use Permit No. CUP-284-2025	ZONE: C-1 (Neighborhood Commercial Zone)
APPLICANT: Bahadar Lakha	APN: 089-17-040
PROPERTY OWNER: Daleson Capital LLC	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities

REQUEST:

A request to allow an existing convenience store to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. Also, a request to revoke Conditional Use Permit No. CUP-179-93, which previously allowed the operation of a convenient store with a State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer & Wine) License.

BACKGROUND:

The subject property has a General Plan Land Use Designation 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 No. PUD-137-01 zoned property to the north, CCSP-DC (Community Center Specific Plan - District Commercial) zoned properties to the south, and R-1 and C-1 zoned properties to the east, across Euclid Street.

According to Business Tax and License records, the subject convenience store, Alpine Market, opened in 1979. In 1993, Conditional Use Permit No. CUP-179-93 was approved to allow the business to operate with an original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer & Wine) license.

On June 6, 2024, the applicant filed an application with the California Department of Alcoholic Beverage Control (ABC) to transfer the Type "20" alcohol license from the present licensee to the new business operator. However, the applicant was unable to complete the person-to-person transfer of the Type "20" alcohol license.

In 2024, the applicant began operating the business. On July 8, 2024, the Department of Alcoholic Beverage requested the City provide a finding for public convenience or necessity determination because ABC determined the area had an over-concentration of off-sale licenses at the time the application was filed for the transfer of the Type "20" alcohol license.

Now, the applicant is requesting a new CUP to allow the operation of the subject business with an ABC Type "21" (Off-Sale General) License. The applicant is also requesting to revoke Conditional Use Permit No. CUP-179-93, which previously governed the tenant space. Garden Grove Municipal Code Section 9.16.020.080 requires a Conditional Use Permit for a change in ABC license type for an existing retail use. Upon approval and exercising of Conditional Use Permit No. CUP-284-2025, for the new original ABC Type "21" (On-Sale General) License, CUP-179-93 would be revoked, and become null and void.

DISCUSSION:

The applicant has been operating the convenience store, Alpine Market, since October 30, 2024. The business would sell a variety of consumable products, such as, non-alcoholic beverages, snacks, beer, wine, and distilled spirits for off-site consumption. All distilled spirits would be kept in a locked cabinet behind the register counter at all times for employee access only. The convenient store is approximately 880 square feet in size. There would be no changes to the interior of the space, or to the exterior site improvements.

Hours of operation would continue to be from 8:00 a.m. to 12:00 a.m., seven (7) days a week. These hours are consistent with the City's standard hours of operation for convenience stores operating under ABC Type "21" licenses (8:00 a.m. to 12:00 a.m., seven (7) days a week). In the event any issues arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

The subject property is in a low-crime district; and is not in an area of over-concentration of ABC off-sale licenses. Therefore, the finding of public convenience or necessity is not required for the approval of the requested off-sale ABC license. Allowing the upgraded license would provide additional amenities that would enhance the customer shopping experience, and meet the intent of being a business serving the local community.

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

California Environmental Quality Act (CEQA):

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing 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 convenient store. The convenient 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. 1862-25, approving Conditional Use Permit No. CUP-284-2025, subject to the recommended Conditions of Approval.

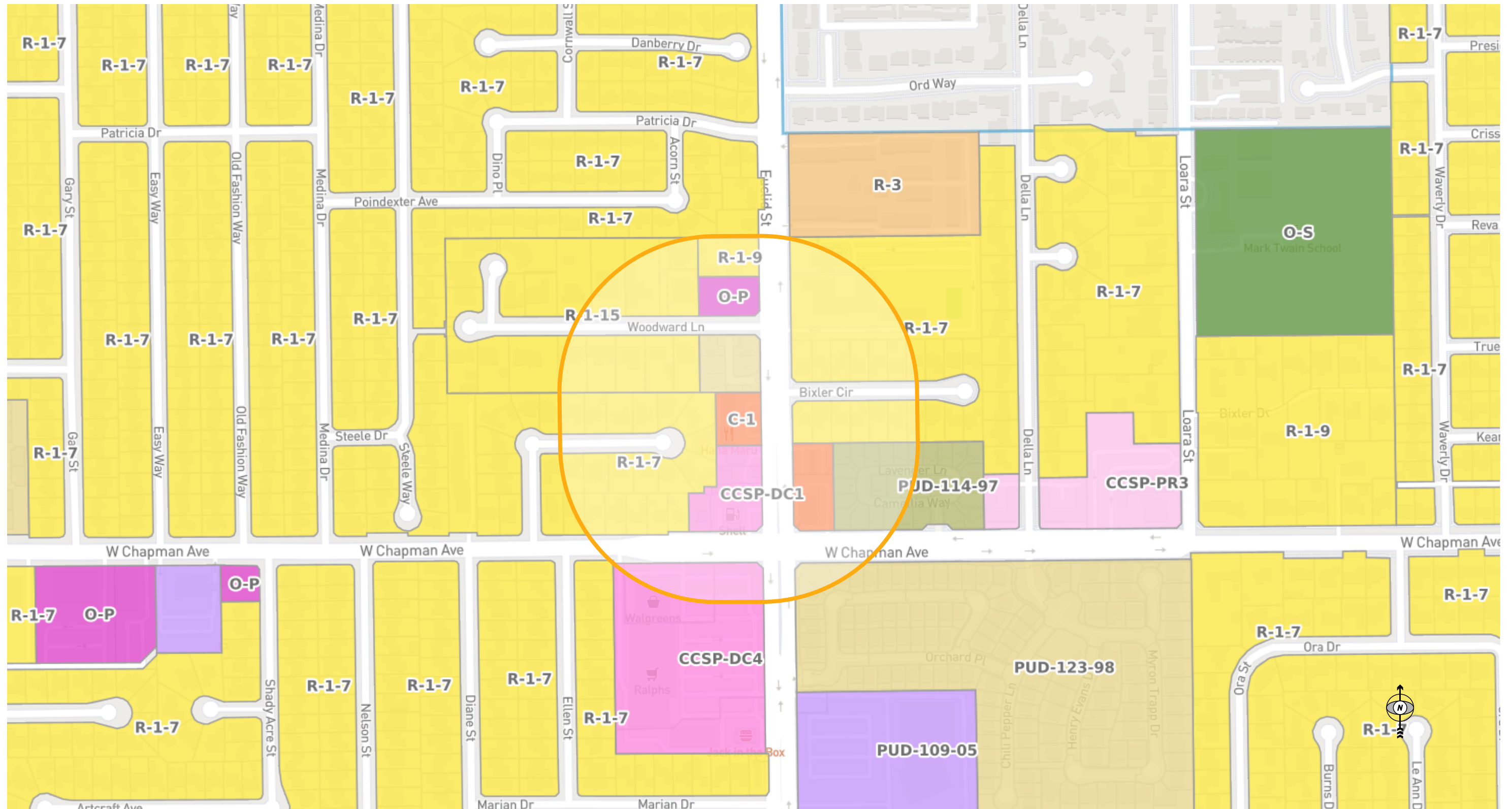


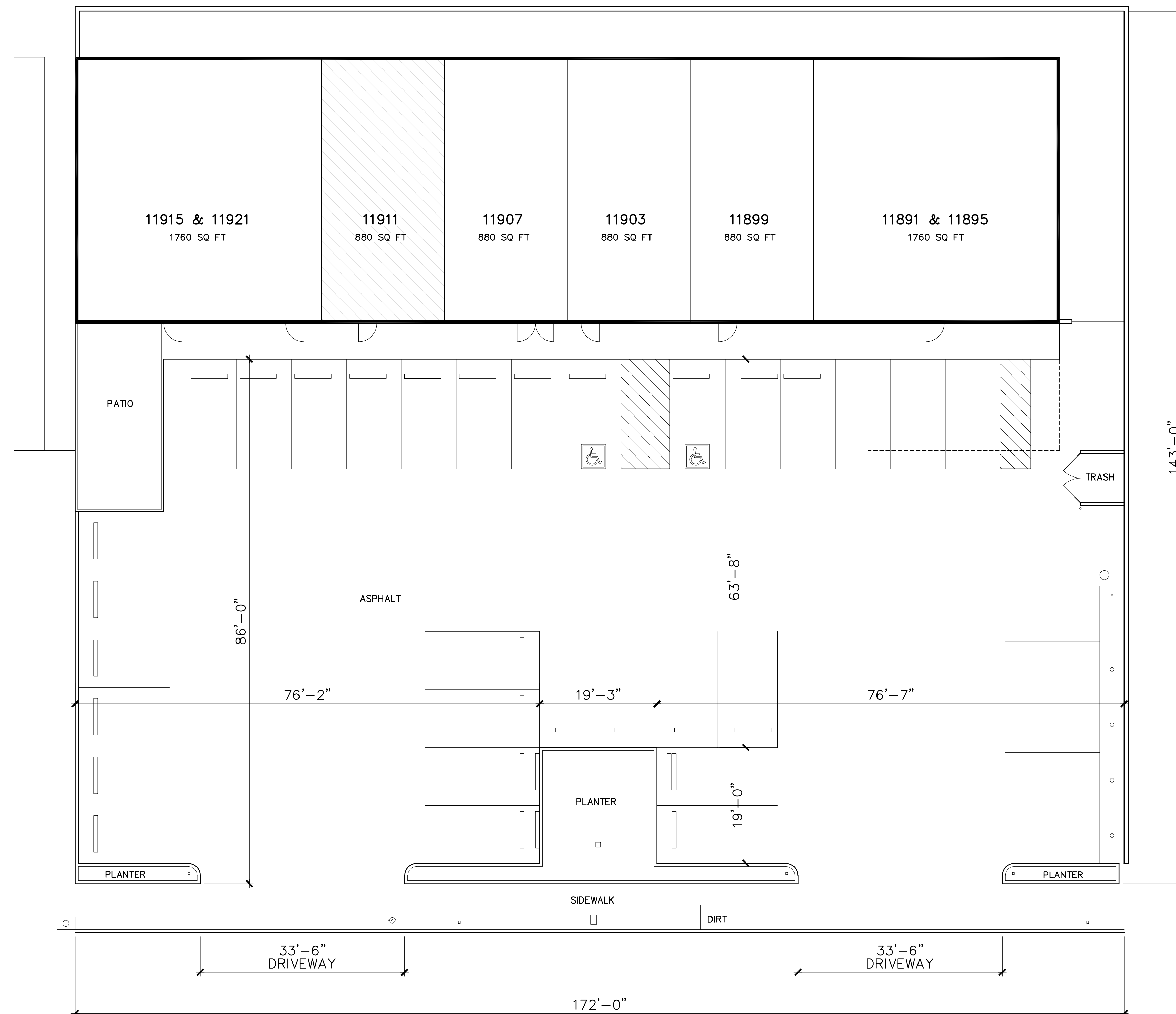
Maria Parra
Planning Services Manager



By: Adrian Andujo
Assistant Planner

Attachment 1	Vicinity Maps
Attachment 2	Plans
Attachment 3	Decision No. 1862-25 with Exhibit "A"- Conditions of Approval

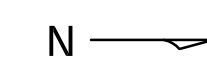




APN# 089-17-040

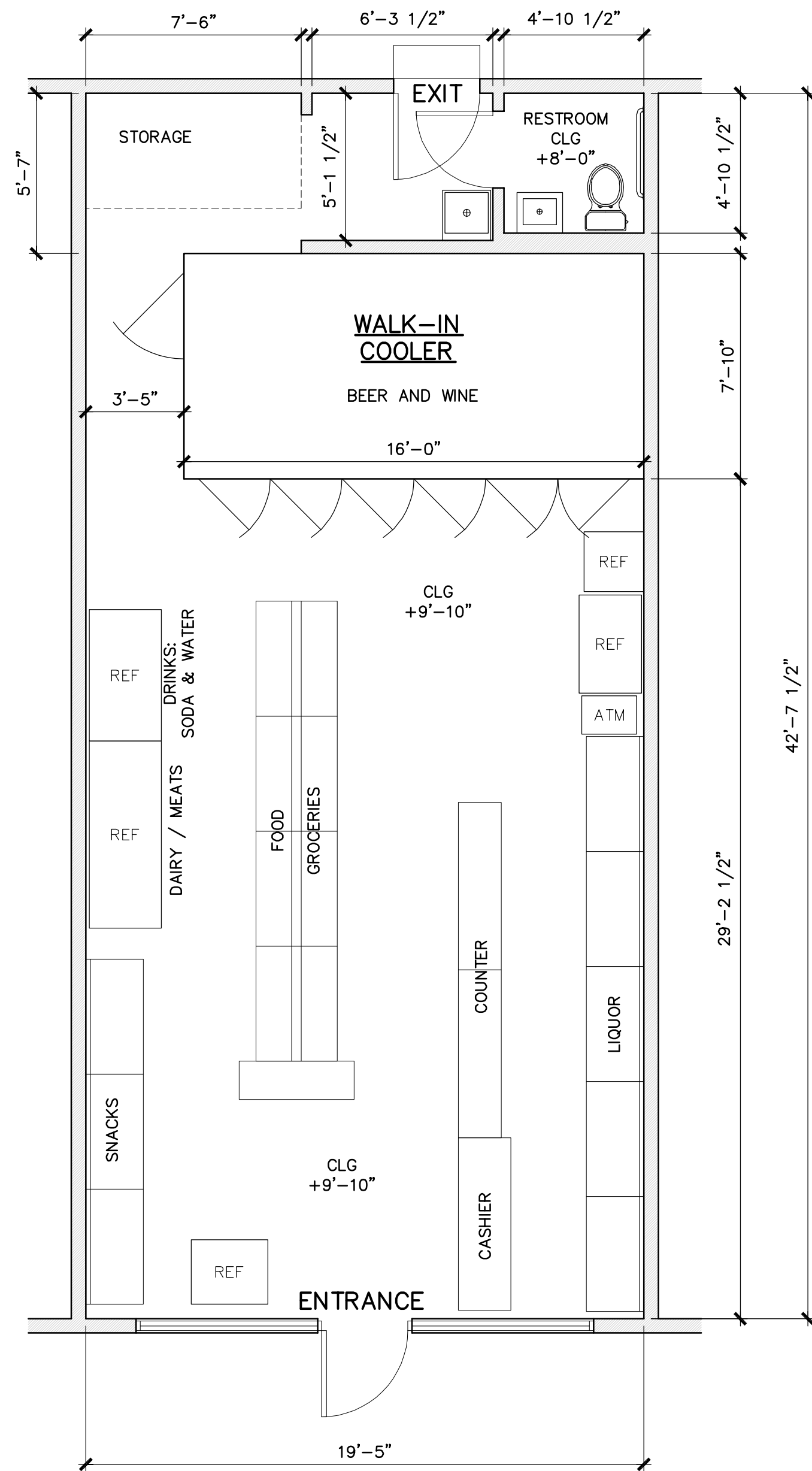
<u>AREAS</u>	
SITE AREA:	24,800 SQ FT
EXISTING BLDG:	7,040 SQ FT
UNIT 11911:	880 SQ FT

<u>CURRENT PARKING</u>	
STANDARD SPACES:	33
ADA SPACES:	2
TOTAL:	35



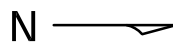
EUCLID STREET

2 PARKING LOT
3/32" - 1'-0"



AREAS	
RETAIL SPACE:	567 SQ FT
COOLER/STORAGE:	230 SQ FT
RESTROOM:	24 SQ FT
MISC & WALLS:	59 SQ FT
TOTAL:	880 SQ FT

1 STORE INTERIOR
1/4" = 1'-0"



DECISION NO. 1862-25

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-284-2025, FOR A PROPERTY LOCATED ON THE WEST SIDE OF EUCLID STREET, NORTH OF CHAPMAN AVENUE, 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 hereby approve Conditional Use Permit No. CUP-284-2025, 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 Conditional Use Permit No. CUP-284-2025, 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. The applicant is requesting approval of Conditional Use Permit to allow an existing convenience store to operate with a new original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
3. The Zoning Administrator hereby determines that the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The property has a General Plan Land Use Designation of LC (Light Commercial, and is zoned Neighborhood Commercial (C-1). The subject site is an approximately 24,764 square-foot parcel, and is improved with a multi-tenant commercial center, on the west side of Euclid Street, north of Chapman Avenue.
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 October 23, 2025 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 October 23, 2025.

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 LC (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 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, CCSP-DC (Community Center Specific Plan - District Commercial) zoned properties to the south, and R-1 and C-1 zoned properties to the east, across Euclid Street.

The specific tenant space under application is an approximately 880 square-foot convenience store. The applicant is requesting approval of a Conditional Use Permit to allow the subject convenience store to operate with a new 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 a new original ABC license.

The business would sell a variety of consumable products, such as, non-alcoholic beverages, snacks, beer, wine, and distilled spirits for off-site consumption. All distilled spirits would be kept in a locked cabinet behind the register counter at all times. Hours of operation would continue to be from 8:00 a.m. to 12:00 a.m., seven (7) days a week.

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

- The subject site is located in Crime Reporting District No. 112.
- The crime count for the District is 80.
- Average crime count per district in the City is 69.
- A District is considered high when it exceeds the citywide average by 20%.
- The subject District has a crime count of 16% above the citywide average; therefore, it is considered a low-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 883.01.
- ABC Census Reporting District No. 883.01 allows for three (3) off-sale licenses within the District. Currently, there is one (1) off-sale licenses in the District. The approval of this CUP will replace an existing ABC license for a Type "21"

(Off-Sale General) License. The approval of this Conditional Use Permit would not increase the number of off-sale ABC Licenses in the District 883.01.

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

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

FINDINGS AND REASONS:

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

The subject property has a General Plan Land Use Designation of (LC) Light Commercial, and is zoned C-1 (Neighborhood Commercial). The Light Commercial designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The C-1 zone is intended to provide for business at the neighborhood level in small scale convenience shopping facilities that are encouraged to be integrated into the surrounding area. 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 convenient store is located along Euclid Street, within a commercial plaza that consists of retail, and other commercial services. Nearby uses include commercial retail, personal service, restaurant, and residential uses. The alcohol license upgrade for the convenience store would add an additional amenity that enhances the customer experience, and maintains the intent of being a business serving the local community.

Goal LU-4 Uses compatible with one another.

According to Business Tax and License records, the convenience store has occupied the subject tenant space since 1979. The convenience store has historically sold beer and wine. Upgrading the alcohol license to allow for the sales of distilled spirits would continue to be compatible with the rest of the commercial center. Further, the off sale of alcohol would be compatible with the other lighter commercial uses in the vicinity. Furthermore, provided the Conditions of Approval are adhered to for the life of the project, the use would be compatible with other commercial uses, and would be harmonious with the persons who work and live in the area.

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

A variety of retail uses can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the off-sales of distilled liquor, in addition to the currently-permitted sales of beer and wine, at an existing convenient 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 1979. The request for a Conditional Use Permit would support the existing convenience store to serve alcohol and provide additional amenities. The Conditional Use Permit would also serve the local and surrounding communities.

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 C-1 (Neighborhood Commercial) zone by providing a neighborhood convenience store. The convenience would operate from 8:00 a.m. to 12:00 a.m., seven (7) days a week. 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 interior or 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 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 west side of Euclid Street, which is a fully developed street that provide adequate traffic circulation and driveway access to parking areas. The site is sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. The request involves the approval of a new ABC license for a convenience store. No changes are proposed to the design of the convenience store. Therefore, the site would continue to be adequately served by all existing public utilities, highways, and streets. The subject request is not anticipated to result in a significant increase in traffic or to cause additional burdens on service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-284-2025.

Decision No. 1862-25

Page 6

Dated: October 23, 2025

DAVID DENT, CASp, CBO
ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-284-2025

11911 Euclid 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 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, Bahadar Lakha, the current property owner, Daleson Capital, LLC, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Conditional Use Permit No. CUP-284-2025 only authorizes the operation of an approximately 880 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 October 23, 2025 Zoning Administrator proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations, and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that

have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

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

Police Department

6. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
7. Hours of operation shall be permitted from 8:00 a.m. to 12:00 a.m., seven (7) days a week. The hours of operation shall be applicable to the entire premises. The City of Garden Grove reserves the right to reduce hours of operation, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
8. There shall be no customers or patrons in or about the premises when the establishment is closed.
9. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
10. The sale of alcoholic beverages for consumption on the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere on the site or within the premises.
11. 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.
12. 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.

13. 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

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

These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

24. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
25. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
26. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
27. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
28. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
29. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
30. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.

Conditional Use Permit No. CUP-284-2025

Conditions of Approval

31. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
32. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
33. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
34. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
35. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-284-2025 shall be kept on the premises at all times.
36. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-284-2025 and his/her agreement with all conditions of the approval within thirty (30) days from the date of this approval.
37. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
38. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
39. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action

concerning Conditional Use Permit No. CUP-284-2025. 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.

40. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-282-2025 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Conditional Use Permit No. CUP-282-2025 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-282-2025 shall expire if the building permits for the project expire.
41. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
42. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.

Public Works Water Services Division

43. 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.
44. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
 45. If needed, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. The owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to the Public Works Department, Water Services Division. Property owner must open a water account upon installation of RPPD device.
 46. 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.
 47. A composite utility site plan shall be included in any building plan set submitted to the Engineering Division and Water Services Division for review and approval.
 48. 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 the Public Works Department, Water Services Division. The device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by GGMC Section 9.12.040.10.G.
 49. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to environmental services for review.
 50. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste

line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

51. 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.
52. 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.
53. Contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.