

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

March 25, 2010, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Lee Marino, Sr. Planner  
Maria Parra, Planner  
Chris Chung, Assistant Planner  
Ed Leiva, Police  
Mike Bublitz, Fire  
Nancy Ragen, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 9:00 a.m.

CONDITIONAL USE PERMIT NO. CUP-287-10  
APPLICANT: Christine Yen Wu  
LOCATION: 10035 Garden Grove Blvd.  
DATE: March 25, 2010

REQUEST: To operate a 3,864 square foot billiard hall, Saigon Billiard, at 10035 Garden Grove Blvd. The billiard hall currently operates at 10021 Garden Grove Blvd., and the business owner proposes to relocate the business to a larger tenant space within the same shopping center. The site is at 10035 Garden Grove Blvd. in the C-2 (Community Commercial) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

In reply to Fire's inquiry regarding the necessity of having two exits and lighting, staff indicated the conditions have been met.

Police highlighted Condition Nos. 6, 7 and 17 and the importance of adhering to the CUP conditions.

In answer to the Zoning Administrator's questions, the applicant's representative, Mr. Cang Nguyen, stated the applicant has read and is in agreement with all the conditions and has no plans to request or require an alcohol license in the future.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-287-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1593.

CONDITIONAL USE PERMIT NO. CUP-288-10  
APPLICANT: H Mart Garden Grove LLC  
LOCATION: 8911 Garden Grove Blvd.  
DATE: March 25, 2010

REQUEST: To operate a 24,628 square foot full service supermarket with an Alcoholic Beverage Control "Type 21" (Off-Sale General) License. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

Police confirmed with staff Condition No. 16, making sure phones on the property are for out-going calls only because the area has a potential for narcotic activity.

In reply to the Zoning Administrator, the applicant stated he has read and is in agreement with the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-288-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1594.

CONDITIONAL USE PERMIT NO. CUP-289-10

APPLICANT: Lynda Nguyen (iDaisy, Inc.)

LOCATION: 10130 Garden Grove Blvd., Suite 111-113

DATE: March 25, 2010

REQUEST: To operate a new restaurant, iLounge Café, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the PUD-107-05 (Planned Unit Development) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

Fire informed the applicant an inspection of the kitchen would be conducted to make sure the proposed kitchen has the UL300 hood system, and also to determine the occupancy load.

Police reiterated the importance of maintaining the hours of operation listed in the CUP and providing LEAD or the "RBS" training for anybody who will be serving alcohol.

In answer to the Zoning Administrator's question, the applicant stated she has read and is in agreement with all of the conditions.

Staff indicated Condition No. 14 will be revised to include the ABC approved "RBS" training program.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-289-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1595.

CONDITIONAL USE PERMIT NO. CUP-290-10

APPLICANT: Je Yeoun Jun

LOCATION: 8851 Garden Grove Blvd. Suite Nos. 106-113

DATE: March 25, 2010

REQUEST: To modify Conditional Use Permit No. CUP-238-08 to expand the existing restaurant, Go Goo Ryeo Restaurant, by combining Karaoke 25 SI, Go Goo Ryeo Restaurant, and Katana Live Fish and Sushi Restaurant into one establishment that will operate under one Alcoholic Beverage Control Type "47" (On-Sale, General) License. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

Police reviewed Condition No. 16, maintaining the central camera monitoring system within the establishment, and also in the karaoke rooms; and Condition No. 36, prior to opening the business, shall show proof of the LEAD training or the ABC approved "RBS" training.

The Zoning Administrator asked if the applicant has read and is in agreement with the conditions. Mr. Pai, the applicant's representative, replied they have reviewed them and should have no problems. The applicant has been following the Police Department's instructions and will continue to do so.

Police requested a modification to Condition No. 36 to include the ABC approved "RBS" training.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-290-10, subject to the recommended conditions and revised Condition No. 36, and pursuant to the facts and reasons contained in Decision No. 1596.

#### COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:25 a.m.

Nancy J. Ragen  
Recording Secretary