

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

May 28, 2009, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Maria Parra, Planner
Alana Cheng, Administrative Intern
Mike Bublitz, Fire Marshal
Sgt. Kevin Boddy, Police Department
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-266-09

APPLICANT: Brodard Restaurant, Inc.
LOCATION: 9892 Westminster Avenue
DATE: May 28, 2009

REQUEST: Conditional Use Permit approval to allow an approximately 2,824 square foot expansion to an existing 4,830 square foot full-service restaurant that has an outdoor patio area and operates with an existing Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed. Police indicated a standard condition has been added regarding action to be taken by the city in the event of any ABC violations by the business owner.

The Zoning Administrator opened the public hearing.

The applicant stated he has read and is in agreement with the conditions and asked for clarification on the condition relating to trash bins and trash pick-ups.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-266-09, subject to the conditions and with the modification of Condition No. 14, pursuant to the facts and reasons contained in Decision No. 1576.

CONDITIONAL USE PERMIT NO. CUP-270-09

APPLICANT: Jean Kim
LOCATION: 9622 Garden Grove Boulevard
DATE: May 28, 2009

REQUEST: Conditional Use Permit approval to allow a new restaurant in the AR Gallery Plaza to operate under an original State Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the C-2 (Community Commercial) zone.

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

The Fire Marshal reiterated the requirement for a second exit door in the restaurant.

The applicant stated she has read and is in agreement with all of the conditions.

The Zoning Administrator, for the record, explained the city's change in policy approving Type "41" licenses to restaurants located in districts with high crime rates and with many ABC licenses, provided they adhere to the conditions of operation and there are no law enforcement problems.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-270-09, subject to the conditions, pursuant to the facts and reasons contained in Decision No. 1578.

CONDITIONAL USE PERMIT NO. CUP-267-09

APPLICANT: Chinh C. Ngo & Sandy Ta

LOCATION: 10141 Westminster Avenue, Suite N

DATE: May 28, 2009

REQUEST: Conditional Use Permit approval to operate a new restaurant, Quan Bun Song Huong, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the Planned Unit Development No. PUD-108-96 zone.

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

Police indicated there are issues with other ABC license establishments in this high crime area and stated, for the record, the importance of following the conditions set forth in the CUP.

In response to an inquiry from the Fire Marshal about the new UL 300 hood system, the applicant replied that it has been installed.

Police stressed the importance of LEAD training for restaurant staff before selling alcohol, as stated in one of the conditions. If the applicant has scheduled the training and is awaiting ABC License approval, Police would be willing to work with the restaurant regarding LEAD training.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-267-09, subject to the conditions, pursuant to the facts and reasons contained in Decision No. 1577.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:20 a.m.

Nancy J. Ragen
Recording Secretary