

GARDEN GROVE ZONING ADMINISTRATOR MEETING
Garden Grove Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, June 11, 2026

CALL TO ORDER: 9:00 a.m.

ORAL COMMUNICATIONS – PUBLIC: None.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-294-2026

Applicant: Hitoko Aoyagi – Kotobuki-Creations, Inc.
Location: 12943 9th Street
Date: June 11, 2026

Request: A request for approval of a Conditional Use Permit to allow a new restaurant within the Cottage Industries development to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & 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).

Action: Public Hearing Held. Speaker(s): David Lee, Linda Sadeghi, Eugene Zaluzec, Kalin Zaluzec, Julieanna Pham, Jean Geertsema, Kristina Hoang, Benjamin Wright, Edward Silva, Vin Tangvu

The applicant's representatives, David Lee, addressed the Zoning Administrator and answered questions. The applicant representative was asked if they had read and agreed with the Conditions of Approval, and they responded that they had.

The eight (8) members of the public spoke and expressed concerns about parking and traffic related to the existing Cottage Industries Farm Block project. Two (2) letters of opposition were received from Jack Ailes and Crystal Kim citing parking and traffic concerns.

Action: The Zoning Administrator adopted Decision No. 1870-26

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-299-2026

Applicant: Sheila Harianto
Location: 13576 Harbor Boulevard, Suite B1
Date: June 11, 2026

Zoning Administrator Minutes

Request: A request for Conditional Use Permit approval to allow a new restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & 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).

Action: Public Hearing Held. Speaker(s): Sheila Harianto

Action: The Zoning Administrator adopted Decision No. 1872-26

The applicant, Sheila Harianto, addressed the Zoning Administrator and answered questions. The applicant representative was asked if they had read and agreed with the Conditions of Approval, and they responded that they had.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:54 a.m.

Carol Sebbo
Recording Secretary

