

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

September 9, 2010, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Maria Parra, Urban Planner
Chris Chung, Assistant Planner
Ed Leiva, Police Department
Judy Moore, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-301-10
APPLICANT: On the Rocks Bar & Grill
LOCATION: 12752 Valley View Street
DATE: September 9, 2010

REQUEST: To operate a new restaurant, On the Rocks Bar & Grill, with a new original state Alcoholic Beverage Control Type "47" (On-Sale, General) License. The site is in the Planned Unit Development No. PUD-105-76 zone.

Staff report was reviewed. Staff asked Mr. Steve Melillo, the applicant, if he had read and agreed with the Conditions of Approval. Mr. Melillo replied yes.

Staff also recommended that the applicant maintain the hours of operation listed in the Conditions; that 'last call' should be one half hour before closing; that employees must complete the Responsible Beverage Service (RBS) or LEADS training; and that an administrative citation fee of up to \$1000 has been added to the Conditions for violations and would be administered by the Police Department.

The Zoning Administrator opened the public hearing and added that the City Council could be generous in the number of Alcoholic Beverage Control licenses and later hours allowed, however, the operators must commit to compliance especially with hours of operation.

Mr. Melillo gave a brief personal history and stated that he is local and his first home was purchased in Garden Grove; that he has a construction business; that he thought the site would be a great location for a full restaurant; that he has a staff of 70, including an executive chef; and that he already has built-in clientele.

The Zoning Administrator agreed that this type of family restaurant is needed in that area and that other tenants would be supportive too.

Mr. Justin Lentini added that the employees are local and that they are excited about working at the restaurant.

The applicant added that the restaurant would have a new computer system and multiple surveillance cameras would be installed for liability purposes and public safety.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit CUP-301-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1611.

CONDITIONAL USE PERMIT NO. CUP-302-10

APPLICANT: Walgreen Co.

LOCATION: 10840 Katella Avenue

DATE: September 9, 2010

REQUEST: To operate a Walgreens with an original state Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and a yellow sheet presented with revisions. Staff asked the applicant, Mr. Brian Fish, if he had read and agreed to the Conditions of Approval. Mr. Fish replied yes.

The Zoning Administrator opened the public hearing. Staff stated that employees must have the Alcoholic Beverage Control LEADS training, and asked the applicant if the cash registers had an alert system for driver's license swipe.

The applicant replied that the cash register would prompt each checker to do an I.D. check before sales, and that no checker under the age of 21 could sell unless a supervisor is present for an override; that the hours are from 8:00 a.m. to 10:00 p.m.; that surveillance cameras are in place; and that the beer and wine are on the opposite side of the store to provide a buffer.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit CUP-302-10, subject to the recommended conditions, with the revisions, and pursuant to the facts and reasons contained in Decision No. 1612.

COMMENTS BY THE PUBLIC

None.

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

Judy Moore
Recording Secretary